



# Addendum to the December 19, 2025 Development Charges Background Study

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Township of Centre Wellington

February 6, 2026

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## **List of Acronyms and Abbreviations**

<b>Acronym</b>	<b>Full Description of Acronym</b>
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D.C.	Development Charges
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D.C.A.	Development Charges Act
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L.S.P.	Local Service Policy
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Sq.ft.	Square foot
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## 1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Township has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the D.C. by-law process:

- December 19, 2025 – Release of the D.C. Background Study and draft by-laws
- January 21, 2026 – Stakeholder Meeting
- February 6, 2026 – Addendum to December 19, 2025 report released
- February 9, 2026 – Public Meeting of Council
- March 23, 2026 – Council considers adoption of Background Study, as amended and passage of D.C. By-law

The purpose of this addendum report is to revise the background study as follows:

- Revise the Local Service Policy (L.S.P.) to remove the policy related to developer-initiated urban boundary expansions;
- Move land acquisition costs related to water and wastewater services to a land acquisition D.C. calculation for urban 2051 services;
- Update deductions for water distribution and wastewater collection projects;
- Remove duplicate projects from services related to a highway project listing (note: these projects are direct developer responsibility as per the local service policy and as such, there is no impact to the D.C. calculations);
- Adjust the classification of deductions in the Active Transportation capital listing from 'Other Deductions' to 'Grants, Subsidies and Other Contributions Attributable to New Development';
- Revise level of service calculations for Recreation Facilities; and
- Amend the timeline for the D.C. process to change Council consideration of the D.C. by-law from February 23, 2026 to March 23, 2026.

As a result of these revisions, a recalculation of the D.C. rates has been undertaken. Further details regarding these updates to the Background Study are provided in the following subsections.



## 2. Updates to the 2025 D.C. Background Study

This section of the addendum report provides an explanation for the above-noted refinements.

### 2.1 Refinements to the Local Service Policy (L.S.P.)

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Subsequent to the stakeholder consultation meeting and comments received subsequently, the L.S.P. has been refined to remove the Developer Initiated Urban Boundary Expansion Requirements from the L.S.P.

In addition, an update to the Studies section of the L.S.P. has been made as follows:

*“Where a Developer Initiated Urban Boundary Expansion is approved, master plans and the D.C. Background Study will need to be updated. As a requirement of the development application, updates to these studies shall be direct developer responsibility as a local service, if the master plans/D.C. Background Study were completed within 5 years of the Urban Boundary Expansion application approval.”*

These changes are reflected in the amended pages provided in Appendix A of this report.

### 2.2 Refinements to Land Acquisition Costs and Water and Wastewater Services

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#### 2.2.1 Water Treatment Plants and Storage

Based on further review of the Background Study, land acquisition costs were included in the ‘Water Facilities’ capital listing in error. The principal and discounted interest amounts related to a debenture issuance for the Middlebrook Well Site land acquisition have been removed from the ‘Water Facilities’ capital listing and added to a new capital listing for land acquisition reflecting the Urban 2051 forecast period. This has resulted in a decrease to the net capital costs included for water facilities by \$2.36 million, and an increase to the ‘Land – Urban 2051 Forecast’ capital listing by the same amount.



In addition, a land acquisition project for water (Land for New Reservoir in Fergus) has been removed from the 'Land - 2051 Forecast' capital cost listing and added to the 'Land - Urban 2051 Forecast' capital cost listing. The total net capital cost of this project is \$400,000.

These refinements result in a decrease to the calculated D.C. for 'Water Treatment Plants and Storage' services. For single & semi-detached dwellings, the D.C. decreases from \$3,622 per unit to \$3,398 per unit. For non-residential development, the D.C. decreases from \$1.62 per sq.ft. to \$1.52 per sq.ft. The D.C. for 'Land – 2051 Forecast' has also decreased to reflect the removal of the land acquisition project for water which is now added to the 'Land - Urban 2051 Forecast' land capital listing. For single & semi-detached dwellings, the D.C. decreases from \$420 per unit to \$383 per unit. For non-residential development, the D.C. decreases from \$0.19 per sq.ft. to \$0.17 per sq.ft. The impact to the 'Land – Urban 2051 Forecast' class of service is identified below in subsection 2.2.3.

## **2.2.2 *Wastewater Treatment***

Through further review of the 'Wastewater Treatment' capital listing, land acquisition costs were included for certain projects in error. These costs have been removed from the wastewater treatment listing and added to the 'Land – Urban 2051 Forecast' capital listing. The following provides a listing of the changes:

- New South Elora Sewage Pumping Station: land acquisition costs of \$625,000 have been removed from the gross capital costs and added to the 'Land – Urban 2051 Forecast capital listing'. Revised gross cost estimate of \$7,675,000.
- New Lift Station at the Elora Wastewater Treatment Plant: land acquisition costs of \$625,000 have been removed from the gross capital costs and added to the 'Land – Urban 2051 Forecast' capital listing. Revised gross cost estimate of \$5,805,000.
- New Sewage Pumping Station in South Fergus Secondary Plan Area: land acquisition costs of \$625,000 have been removed from the gross capital costs and added to the 'Land – Urban 2051 Forecast' capital listing. Revised gross cost estimate of \$19,045,000.

These refinements result in a decrease in the calculated D.C. for 'Wastewater Treatment'. For single & semi-detached dwellings, the D.C. decreases from \$7,961 per



unit to \$7,784 per unit. For non-residential development, the D.C. decreases from \$3.56 per sq.ft. to \$3.47 per sq.ft.

### **2.2.3 Land – Urban 2051 Forecast**

Based on the above refinements, the new category in the draft by-law for ‘Land – Urban 2051 Forecast’ has a calculated charge of \$439 per unit for single & semi-detached dwellings and \$0.20 per sq.ft. for non-residential development.

## **2.3 Refinements to Water Distribution**

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Based on feedback received from the development community, refinements to the deductions for certain ‘Water Distribution’ projects have been made. Certain projects listed in the table below were previously identified as 100% growth-related, with the full costs included in the D.C. calculation. Based on further review, it was determined that 30% of the costs are a benefit to the existing community and should be deducted from the growth-related costs. Further, the remaining costs would be the responsibility of the developing landowner to construct as part of the requirements of the Township’s Local Service Policy. As a result, the full costs would be deducted from the gross capital costs and removed from the D.C. calculation. The following table provides the revised calculation of the net D.C.-recoverable costs for these projects:

Table 2-1  
Township of Centre Wellington  
Revisions to ‘Water Distribution’ Projects

Project Name	Gross Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Net D.C.- Recoverable Cost.
Watermain Extension on Barnett Crescent to Guelph Road	\$935,000	\$280,500	\$654,500	\$0



Project Name	Gross Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Net D.C.-Recoverable Cost.
Watermain Extension on Chambers Crescent to Guelph Road	\$945,000	\$283,500	\$661,500	\$0
Watermain Extension on Cummings Crescent to Guelph Road	\$945,000	\$283,500	\$661,500	\$0

These refinements result in a decrease in the calculated D.C. for 'Water Distribution'. For single & semi-detached dwellings, the D.C. decreases from \$4,986 per unit to \$4,718 per unit. For non-residential development, the D.C. decreases from \$2.23 per sq.ft. to \$2.11 per sq.ft.

## 2.4 Refinements to Wastewater Collection

Similarly, through further review by Township staff, refinements to the deductions for certain 'Wastewater Sewers' projects have been made. The three projects listed below were previously identified as 100% growth-related, with the full costs included in the D.C. calculation. Through further review, it was determined that 30% of the project costs would be considered a benefit to existing development, and the remainder of the costs would be direct developer responsibility under the Township's Local Service Policy. The following table provides the revised calculation of the net D.C.-recoverable costs for these projects:



Table 2-2  
Township of Centre Wellington  
Revisions to 'Wastewater Sewer' Projects

Project Name	Gross Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Net D.C.- Recoverable Cost.
New sanitary sewers on Barnett Crescent north and south to Guelph Street	\$775,000	\$232,500	\$542,500	\$0
New sanitary sewers on Chambers Crescent north and south to Guelph Street	\$775,000	\$232,500	\$542,500	\$0
New sanitary sewers on Cummings Crescent north and south to Guelph Street	\$775,000	\$232,500	\$542,500	\$0

These refinements result in a decrease in the calculated D.C. for 'Wastewater Sewers'. For single & semi-detached dwellings, the D.C. decreases from \$1,529 per unit to \$1,309 per unit. For non-residential development, the D.C. decreases from \$0.68 per sq.ft. to \$0.59 per sq.ft.



## 2.5 Refinements to Services Related to a Highway

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### 2.5.1 Roads Projects

Through feedback received subsequent to the stakeholder consultation and further review by Township staff, it was determined that the following groups of projects were duplicated on the project listing:

#### Project Grouping #1:

- New Road 23, Highway 6 to Scotland Street
- New Road 26, McQueen Boulevard to New Road 23
- New Road 28, McQueen Boulevard Extension to New Road 23

#### Project Grouping #2:

- New Roads as identified in the South Fergus MESP, east of Highway 6
- New Roads as identified in the South Fergus MESP, west of Highway 6

Project grouping #1 has been removed from the project listing. Note, these projects are to be fully funded by the developing landowner, as per the requirements of the Local Service Policy. As such, the full project costs were identified under the 'Grants, Subsidies and Other Contributions Attributable to New Development' deduction. The removal of the three projects does not have an impact on the calculated D.C. for Services Related to a Highway.

Note: project numbers have been updated in the amended pages to reflect the removal of these projects.

### 2.5.2 Active Transportation

Based on further review by Township staff, the deductions applied to certain active transportation projects were misclassified. The amounts related to 'Other Deductions' for the following two projects have been moved to the 'Grants, Subsidies and Other Contributions Attributable to New Development' column to reflect that these costs are anticipated to be either a direct developer responsibility or subsidy, as per the Township's L.S.P.:

- Tower Street South: McQueen to Second Line; and



- Pedestrian Bridge Crossing Grand River at Middlebrook (Middlebrook Place to Weisenberg Road)

This adjustment does not affect the D.C. calculations.

## 2.6 Refinements to Parks and Recreation Services

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Based on feedback received subsequent to the stakeholder consultation meeting, and upon further review, the replacement cost for the greenhouses included as part of the 'Recreation Facilities' level of service calculations has been adjusted downward from \$200 per sq.ft. to \$20 per sq.ft. This change results in a decrease to the 'Parks and Recreation' maximum level of service ceiling by \$404,000. Given that the net D.C.-recoverable costs for 'Parks and Recreation' services are still lower than the maximum-eligible amount, no adjustment to the D.C. calculation is required. The updated level of service calculation is provided in the amended pages in Appendix A.

## 2.7 Updated D.C. Background Study Process Timelines

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In response to commentary from the development community, the date for Council consideration of the D.C. by-law has been moved from February 23, 2026, to March 23, 2026.

# 3. Overall Changes to the 2025 D.C. Calculations

Based on the changes noted in Section 2, the calculated D.C. (single/semi-detached unit) has changed as follows:

- Township-wide D.C.: decrease from \$29,930 to \$29,893 per unit; and
- Urban Area D.C.: decrease from \$48,028 to \$47,541 per unit.

With respect to the non-residential charges, the calculated D.C. (per sq.ft. of gross floor area) has decreased as follows:

- Township-wide D.C.: decrease from \$6.64 to \$6.62 per sq.ft.; and
- Urban Area D.C.: decrease from \$14.73 to \$14.51 per sq.ft.



The summary below compares the current charges (as of January 1, 2026), the charges as calculated in the December 19, 2025 D.C. Background Study, and the charges calculated in this addendum report.

Figure 3-1  
Township of Centre Wellington  
D.C. Rate Comparison

Residential (Single Detached) Comparison

Service/Class of Service	Current	Calculated (December 19, 2025 Report)	Calculated (Addendum Report)
<b>Municipal Wide Services/Classes:</b>			
Services Related to a Highway	12,557	6,952	6,952
Public Works (Facilities and Fleet)	2,312	3,265	3,265
Fire Protection Services	993	987	987
Parks and Recreation	6,405	16,552	16,552
Growth Studies	665	977	977
Land - 10 Year Forecast*	-	777	777
Land - 2051 Forecast*	-	420	383
<b>Total Municipal Wide Services/Classes</b>	<b>22,932</b>	<b>29,930</b>	<b>29,893</b>
<b>Area Specific Services:</b>			
Wastewater Treatment	4,140	7,961	7,784
Wastewater Sewers	3,011	1,529	1,309
Water Treatment plants and storage	3,894	3,622	3,398
Water Distribution	3,541	4,986	4,718
Land - Urban 2051 Forecast*			439
<b>Total Area Specific Services</b>	<b>14,586</b>	<b>18,098</b>	<b>17,648</b>
<b>Grand Total - Urban Area</b>	<b>37,518</b>	<b>48,028</b>	<b>47,541</b>

\*Land costs were previously incorporated into the respective service categories



Figure 3-2  
Township of Centre Wellington  
D.C. Rate Comparison

Non-Residential (per sq.ft.) Comparison

Service/Class of Service	Current	Calculated (December 19, 2025 Report)	Calculated (Addendum Report)
<b>Municipal Wide Services/Classes:</b>			
Services Related to a Highway	5.16	3.10	3.10
Public Works (Facilities and Fleet)	0.93	1.46	1.46
Fire Protection Services	0.41	0.44	0.44
Parks and Recreation	0.24	0.95	0.95
Growth Studies	0.25	0.46	0.46
Land - 10 Year Forecast*		0.04	0.04
Land - 2051 Forecast*		0.19	0.17
<b>Total Municipal Wide Services/Classes</b>	<b>6.99</b>	<b>6.64</b>	<b>6.62</b>
<b>Area Specific Services:</b>			
Wastewater Treatment	1.48	3.56	3.47
Wastewater Sewers	1.08	0.68	0.59
Water Treatment plants and storage	1.39	1.62	1.52
Water Distribution	1.27	2.23	2.11
Land - Urban 2051 Forecast*			0.20
<b>Total Area Specific Services</b>	<b>5.22</b>	<b>8.09</b>	<b>7.89</b>
<b>Grand Total - Urban Area</b>	<b>12.21</b>	<b>14.73</b>	<b>14.51</b>

\*Land costs were previously incorporated into the respective service categories

## 4. Changes to the Background Study

Based upon the preceding sections, the following revisions are made to the pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
ES-ii to ES-v	Updated the write-up based on the new by-law passage date, the calculated D.C.s and updates to Table ES-2 and Table ES-3.
1-2	Revised Figure 1-1 to include the release of Addendum Report and update Council consideration of by-law passage date.
5-2 to 5-6	Refinements to wastewater project listing and associated writeup.



Page Reference	Description of Revisions
5-7 to 5-11	Updated to reflect refinements to the water project listings and associated writeup.
5-11a and 5-11b	Addition of writeup and capital cost listing for 'Land – Urban 2051 Forecast'.
5-12 to 5-16	Refinements to reflect changes to Services Related to a Highway project listing.
5-21	Update the write-up for 'Parks and Recreation' to reflect the update to the level of service calculations for recreation facilities.
5-26 to 5-27	Refinements to 'Land – 2051 Forecast' listing to reflect removal of land for water reservoir project.
6-2 to 6-5	Updated tables to account for the adjustments to the capital needs.
Appendix B, page B-2 and B-23	Updated to reflect change to recreation facilities level of service calculations.
Appendix C	Updated the Long-Term Capital and Operating Cost table.
Appendix E	Updated Local Service Policy to reflect removal of Developer Initiated Urban Boundary Expansion requirements and addition of clause in studies section.
Appendix F	Updated values for the Asset Management Plan calculations and associated table.
Appendix I	Updates to Active Transportation listing to reflect reclassification of deductions.
Appendix J	Update to by-law schedule and addition of 'Land – Urban 2051 Forecast' category as class of service.

## 5. Process for the Adoption of the Development Charges By-law

Sections 1, 2, 3 & 4 provide a summary of the revisions to the Township's D.C. Background Study. If Council are satisfied with the above changes to the Background



Study: Addendum Report #1, the recommendations provided in Chapter 7 of the December 19, 2025 report, and the updated by-law will be considered for approval by Council.



# Appendix A

## Amended Pages



3. Several changes to the D.C.A. have occurred since the passage of the Township's 2021 D.C. By-law. These changes include additional mandatory exemptions, discounts, and limitations of imposing D.C.s. Further discussion is provided in Chapter 1, and a detailed summary of the changes is provided in Appendix H.
4. The growth forecast (Chapter 3) on which the D.C. study is based, projects the following population, housing, and non-residential floor area for the 10-year (2025 to 2034), 2051 (2025 to 2051), and urban 2051 (2025 to 2051) periods.

**Table ES-1**  
**Summary of Growth Forecast by Planning Period**  
**Township of Centre Wellington**

Measure	10 Year 2025 to 2034	2051 2025 to 2051	Urban 2051 Urban 2025 to 2051
(Net) Population Increase	7,439	20,559	20,168
Residential Unit Increase	3,249	8,794	8,564
Non-Residential Gross Floor Area Increase (sq.ft.)	2,699,700	7,037,600	6,836,400

Source: Watson & Associates Economists Ltd. Forecast 2025

5. On March 29, 2021, the Township of Centre Wellington passed By-law 2021-11 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. The Township is undertaking a D.C. public process and anticipates passing a new by-law March 23, 2026, with the mandatory public meeting on February 9, 2026.
6. The Township's D.C.s currently in effect (as of January 1, 2025) for single detached dwelling units for Township-wide services are \$22,006. Non-residential charges per sq.ft. for Township-wide services are \$6.70. Additionally, the Township charges D.C.s for water and wastewater services on an urban serviced-area basis. The D.C. for a single detached unit is \$13,997 for water and wastewater services for a total of \$36,003 for full urban-area services. The non-residential charge is \$5.01 per sq.ft for water and wastewater services, for a total of \$11.71 per sq.ft. for full urban services.
7. This report has undertaken a recalculation of the charges based on future identified needs (presented in Table ES-3 for residential and non-residential



development). The corresponding single detached unit charge is \$29,893 for Township-wide services and \$17,648 for water and wastewater services, for a total of \$47,541 for full urban-area services. The non-residential charge per sq.ft is \$6.62 for Township-wide services and \$7.89 for water and wastewater services, for a total of \$14.51 for full urban-area services. These rates are submitted to Council for its consideration.

8. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-5. A summary of these costs is provided below:

**Table ES-2**  
**Summary of Expenditures Anticipated Over the Life of the By-law**

<b>Summary of Expenditures Anticipated Over the Life of the By-law</b>	<b>Expenditure Amount</b>
Total gross expenditures planned over the next ten	\$550,999,419
Less: Benefit to existing development	\$67,078,328
Less: Post planning period benefit	\$88,771,200
Less: Other Deductions	\$133,200
Less: Grants, subsidies and other contributions	\$66,797,053
<b>Net costs to be recovered from development</b>	<b>\$328,037,638</b>

This suggests that for the non-D.C. cost over the ten-year D.C. by-law (benefit to existing development, other deductions), approximately \$67.21 million (or an annual amount of \$6.72 million) will need to be contributed from taxes and rates, or other sources. Note, \$66.80 million of the costs are anticipated to be paid for by grants, subsidies, and other contributions.

Based on the above table, the Township plans to spend approximately \$551.00 million over the life of the by-law, of which \$328.04 million (60%) is recoverable from D.C.s. Of this net amount, \$265.04 million is recoverable from residential development and \$63.00 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.



9. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast period.

The following services are calculated based on an urban 2051 forecast:

- Wastewater Services – Treatment;
- Wastewater Services – Sewers;
- Water Services – Wells, Treatment and Storage;
- Water Services – Distribution; and
- Land – Urban 2051 Forecast.

The following services are calculated based on a Township-wide 2051 forecast:

- Services Related to a Highway (including Active Transportation);
- Public Works (Facilities and Fleet);
- Fire Protection Services;
- Parks and Recreation Services; and
- Land – 2051 Year Forecast.

The following services are calculated based on a 10-year forecast:

- Growth Studies; and
- Land – 10 Year Forecast.

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-laws, which are provided under separate cover. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law;
- considering if any changes are required to the Local Service Policy; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Table ES-3  
Township of Centre Wellington  
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	6,952	5,672	4,703	3,430	2,618	3.10
Public Works (Facilities and Fleet)	3,265	2,664	2,209	1,611	1,230	1.46
Fire Protection Services	987	805	668	487	372	0.44
Parks and Recreation Services	16,552	13,503	11,197	8,166	6,233	0.95
Growth Studies	977	797	661	482	368	0.46
Land - 2051 Forecast	383	312	259	189	144	0.17
Land - 10 Year Forecast	777	634	526	383	293	0.04
<b>Total Municipal Wide Services/Class of Services</b>	<b>29,893</b>	<b>24,387</b>	<b>20,223</b>	<b>14,748</b>	<b>11,258</b>	<b>6.62</b>
<b>Urban Services</b>						
Wastewater Treatment	7,784	6,350	5,266	3,840	2,931	3.47
Wastewater Sewers	1,309	1,068	886	646	493	0.59
Water Treatment plants and storage	3,398	2,772	2,299	1,676	1,280	1.52
Water Distribution	4,718	3,849	3,192	2,328	1,777	2.11
Land - Urban 2051 Forecast	439	358	297	217	165	0.20
<b>Total Urban Services</b>	<b>17,648</b>	<b>14,397</b>	<b>11,940</b>	<b>8,707</b>	<b>6,646</b>	<b>7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>29,893</b>	<b>24,387</b>	<b>20,223</b>	<b>14,748</b>	<b>11,258</b>	<b>6.62</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>47,541</b>	<b>38,784</b>	<b>32,163</b>	<b>23,455</b>	<b>17,904</b>	<b>14.51</b>



## 1.2 Summary of the Process

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The public meeting required under section 12 of the D.C.A. has been scheduled for February 9, 2026. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on December 19, 2025.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the public meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-1  
Schedule of Key D.C. Process Dates for the Township of Centre Wellington

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	April 2025 to November 2025
2. Public release of final D.C. Background study and proposed by-law	December 19, 2025
3. Public meeting advertisement placed in newspaper	At least 21 days prior to the Public Meeting
4. Stakeholder Meeting	January 21, 2026
5. Release of Addendum Report #1	February 6, 2026
6. Public meeting of Council	February 9, 2026
7. Council considers adoption of background study and passage of by-law	March 23, 2026
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



## **5.2.1 Wastewater Services**

### Wastewater Treatment

Based on the Township's recently completed Water and Wastewater Servicing Master Plan, the need for a future expansion of the Fergus wastewater treatment plant has been identified at a gross capital cost estimate of \$71.28 million. A deduction of \$7.13 million has been applied to recognize the benefit to existing development. In addition, \$28.66 million has been deducted from the calculations to recognize the amount that benefits growth post-2051.

In addition to the expansion of the Fergus Wastewater Treatment Plant, the Township has also identified other capital needs such as a new sewage pumping station in South Elora and a new lift station at the Elora Wastewater Treatment Plant. Growth-related principal and discounted interest costs related to the expansion to the Elora Wastewater Treatment Plant have also been included in the calculations in the amount of approximately \$11.11 million.

Based on the above, the gross capital costs for all wastewater facility-related works are \$121.73 million. In addition to the reductions noted above for the Fergus plant, additional deductions of \$1.26 million have been made for the portion of the capital works that benefit existing development.

In addition, \$2.63 million has been deducted to reflect the balance in the reserve fund. The resultant net growth-related capital costs of approximately \$82.05 million have been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the population to employment growth ratio in the urban area to 2051. This results in a 71% allocation to residential development and a 29% allocation to non-residential development.

### Wastewater Collection System

The total gross capital cost estimated for linear infrastructure associated with the wastewater collection system is approximately \$35.63 million. These works include new wastewater mains, forcemains, extensions, and upgrades. In addition, outstanding debt and credit obligations of \$827,000 have been included for a total gross capital cost of



\$36.45 million. A deduction of \$3.73 million has been made to account for the benefit to existing development. In addition, a deduction of \$17.02 million has been made to account for the portion of works to be funded by the developing landowner, as per the requirements of the Local Service Policy. An additional \$1.91 million has been deducted from the calculations to reflect the balance in the reserve fund. The resultant net growth-related capital cost of approximately \$13.80 million has been included in the D.C. calculations.

These costs are allocated between residential (71%) and non-residential (29%) development based on the population to employment growth ratio to 2051 in the Township's urban area.



Table 5-1  
Infrastructure Cost Included in the Development Charges Calculation  
Wastewater Services – Treatment and Biosolids Facilities

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
1	Future Expansion of Fergus WPCP	2036-2042	71,280,000	28,663,100		42,616,900	7,128,000		35,488,900	25,197,119	10,291,781
2	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Principal	2025-2034	10,346,912	-		10,346,912	-		10,346,912	7,346,307	3,000,604
3	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Interest (Discounted)	2025-2034	765,090	-		765,090	-		765,090	543,214	221,876
4	New South Elora Sewage Pumping Station	2034	7,675,000	-		7,675,000	-		7,675,000	5,449,250	2,225,750
5	New Lift Station at the Elora WWTP	2034	5,805,000	-		5,805,000	-		5,805,000	4,121,550	1,683,450
6	New Sewage Pumping Station in South Fergus Secondary Plan Area	2034	19,045,000	-		19,045,000	427,500		18,617,500	13,218,425	5,399,075
7	New South Fergus Sewage Pumping Station in Area Identified as FE3 in the WWSMP	2034	5,810,000	-		5,810,000	130,400		5,679,600	4,032,516	1,647,084
8	Fergus WWTP Headworks Bar Screen	2026-2027	1,000,000	-		1,000,000	700,000		300,000	213,000	87,000
	Reserve Fund Adjustment						2,629,596		(2,629,596)	(1,867,013)	(762,583)
	<b>Total</b>		<b>121,727,002</b>	<b>28,663,100</b>	<b>-</b>	<b>93,063,902</b>	<b>11,015,496</b>	<b>-</b>	<b>82,048,406</b>	<b>58,254,368</b>	<b>23,794,038</b>



Table 5-2  
Infrastructure Cost Included in the Development Charges Calculation  
Wastewater Services – Collection System

Proj. No.	Increased Service Needs Attributable to Anticipated Development <b>2025 to 2051</b>	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
1	McQueen Sanitary Extension - Fergus/Nichol Boundary to Guelph St.	2034	435,000	-		435,000	-	435,000	-	-	-
2	New Force main on Union St. - Guelph Rd. to Athol St. to Tower St. to Fergus WWTP	2034	2,024,200	-		2,024,200	10,900	1,477,700	535,600	380,276	155,324
3	New Force main on Wellington Rd. 7 - SPS in Area ER1 to First Line	2034	2,120,000	-		2,120,000	-		2,120,000	1,505,200	614,800
4	New sanitary sewer on Wellington Rd. 7 - First Line to Elora WWTP	2034	3,140,000	-		3,140,000	-		3,140,000	2,229,400	910,600
5	Upgrading Geddes St. Sanitary Sewer	2034	800,000	-		800,000	552,000		248,000	176,080	71,920
6	Upgrading sanitary sewer on East Mill St. - Melville St to Irvine	2034	1,190,000	-		1,190,000	718,500		471,500	334,765	136,735
7	New Force main on Guelph St - South Fergus SPS to Union St	2034	1,908,300	-		1,908,300	11,600	1,393,100	503,600	357,556	146,044
8	New sanitary sewer connecting areas identified as FE3 and FE4 in the WWSMP through the South Fergus Secondary Plan Area	2034	4,810,000	-		4,810,000	-		4,810,000	3,415,100	1,394,900
9	New Force main from Sewage Pumping Station in Area FE3 to gravity connection	2034	300,000	-		300,000	-		300,000	213,000	87,000
10	Upgrading sanitary sewer on Beatty Ln. - St. Andrew St. W to Colquhoun St.	2034	280,000	-		280,000	181,400		98,600	70,006	28,594
11	Upgrading sanitary sewer on Colquhoun St - Beatty Ln. to St. Andrew St. W	2034	1,640,000	-		1,640,000	1,148,000		492,000	349,320	142,680
12	Upgrading sanitary sewer on Holman Cres. and Perry St.	2034	770,000	-		770,000	407,100		362,900	257,659	105,241
13	New sanitary sewers on Barnett Crescent north and south to Guelph Street	2034	775,000	-		775,000	232,500	542,500	-	-	-
14	New sanitary sewers on Chambers Crescent north and south to Guelph Street	2034	775,000	-		775,000	232,500	542,500	-	-	-



Table 5-2 (cont'd)  
 Infrastructure Cost Included in the Development Charges Calculation  
 Wastewater Services – Collection System

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
15	New sanitary sewers on Cummings Crescent north and south to Guelph Street	2034	775,000	-		775,000	232,500	542,500	-	-	-
16	New sanitary sewer on Guelph Street to new South Fergus SPS	2034	1,085,000	-		1,085,000	-		1,085,000	770,350	314,650
17	New sanitary sewer for 290 Chambers, 340 Cummings and 391 Cummings Crescent	2034	715,000	-		715,000	-		715,000	507,650	207,350
18	Local Servicing for Water and Wastewater Servicing Master Plan Area FE1	2034	710,000	-		710,000	-	710,000	-	-	-
19	Local Servicing for Water and Wastewater Servicing Master Plan Area FE2	2034	515,000	-		515,000	-	515,000	-	-	-
20	Local Servicing for Water and Wastewater Servicing Master Plan Area FE3	2034	2,825,000	-		2,825,000	-	2,825,000	-	-	-
21	Local Servicing for Water and Wastewater Servicing Master Plan Area FE4	2034	1,260,000	-		1,260,000	-	1,260,000	-	-	-
22	Local Servicing for Water and Wastewater Servicing Master Plan Area FE5	2034	1,730,000	-		1,730,000	-	1,730,000	-	-	-
23	Local Servicing for Water and Wastewater Servicing Master Plan Area ER1	2034	4,100,000	-		4,100,000	-	4,100,000	-	-	-
24	Local Servicing for Water and Wastewater Servicing Master Plan Area ER2	2034	945,000	-		945,000	-	945,000	-	-	-
<b>Outstanding Debt &amp; Credits</b>											
25	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Principal	2025-2034	544,574	-		544,574	-		544,574	386,648	157,927
26	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Interest (Discounted)	2025-2034	40,268	-		40,268	-		40,268	28,590	11,678
27	Developer Credits - Ainley		77,000	-		77,000	-		77,000	54,670	22,330
28	Developer Credits - Haylock		165,300	-		165,300	-		165,300	117,363	47,937
	Reserve Fund Adjustment						1,912,267		(1,912,267)	(1,357,710)	(554,557)
	<b>Total</b>		<b>36,454,642</b>	-	-	<b>36,454,642</b>	<b>5,639,267</b>	<b>17,018,300</b>	<b>13,797,075</b>	<b>9,795,923</b>	<b>4,001,152</b>



## 5.2.2 Water Services

### Water Treatment, Supply, and Storage Facilities

Based on the anticipated growth in the Township, additional wells and related works have been identified for inclusion in the D.C. calculations. In addition to these works, costs related to existing debt and future financing costs have been included. The total gross costs included on the capital listing is \$48.20 million. Of this amount, \$5.85 million has been deducted to account for growth outside of the forecast period and \$3.80 million has been deducted to account for the benefit to existing development.

Furthermore, the existing reserve fund balance of \$2.73 million has also been deducted from the calculations. As a result, the net growth-related capital cost included in the D.C. calculation is \$35.82 million.

The growth costs have been allocated 71% to residential development and 29% to non-residential development based on the incremental growth in population to employment, for the urban 2051 forecast period.

### Water Distribution System

Water distribution works related to new watermains, extensions, and upgrades have been identified to accommodate new development. The total gross capital cost estimated for this water linear infrastructure is \$73.53 million. In addition, outstanding debt principal, discounted interest, and credits of approximately \$2.50 million have been included in the D.C. calculations. Deductions from the calculations have been made in the amounts of \$2.83 million and \$16.98 million for the portion of the works that benefit existing development and the portion that is to be funded by developing landowners based on the local service policy. In addition, a deduction of \$2.48 million has been made to reflect the existing D.C. reserve fund balance. The resultant net growth-related capital cost of approximately \$49.74 million has been included in the D.C. calculations.

The growth costs have been allocated 71% to residential development and 29% to non-residential development based on the incremental growth in population to employment, for the urban 2051 forecast period.



Table 5-3  
Infrastructure Cost Included in the Development Charges Calculation  
Water Services – Treatment, Supply and Storage Facilities

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
1	New Well - Area #3	2029-2030	4,100,000	-		4,100,000	-		4,100,000	2,911,000	1,189,000
2	New Well - Area #5	2040	5,850,000	5,850,000		-	-		-	-	-
3	Replacement of F2 Well with additional capacity expanded	2026	2,800,000	-		2,800,000	700,000		2,100,000	1,491,000	609,000
4	Well F2 - Growth Related Interest (Discounted)	2025-2034	189,226	-		189,226	-		189,226	134,351	54,876
5	Replacement and expansion of F5 Well and Generators	2028	3,650,000	-		3,650,000	3,102,500		547,500	388,725	158,775
6	Well F5 - Growth Related Interest (Discounted)	2025-2034	24,970	-		24,970	-		24,970	17,728	7,241
7	New Well - Area 7	2026-2027	4,100,000	-		4,100,000	-		4,100,000	2,911,000	1,189,000
8	New Water Reservoir in Fergus	2030-2031	15,060,000	-		15,060,000	-		15,060,000	10,692,600	4,367,400
9	Middlebrook Well Site	2036	8,800,000	-		8,800,000	-		8,800,000	6,248,000	2,552,000
	<b>Outstanding Debt, Estimated Future Financing and Reserve Fund Adjustment</b>										
10	Fergus Water Tower - Debt Principal	2025	191,145	-		191,145	-		191,145	135,713	55,432
11	Fergus Water Tower - Debt Interest (Discounted)	2025	6,862	-		6,862	-		6,862	4,872	1,990
12	LT Water Supply Implementation - Groundwater Investigation Study - Principal	2025-2044	2,420,000	-		2,420,000	-		2,420,000	1,718,200	701,800
13	LT Water Supply Implementation - Groundwater Investigation Study - Discounted Interest	2025-2044	631,991	-		631,991	-		631,991	448,714	183,278
14	Growth-Related Financing Costs for New Well - Area #3 - Interest (Discounted)	2031-2050	253,821	-		253,821	-		253,821	180,213	73,608
15	Growth-Related Financing Costs for New Well - Area #7 - Interest (Discounted)	2034-2053	117,049	-		117,049	-		117,049	83,105	33,944
	Reserve Fund Adjustment					-	2,726,975		(2,726,975)	(1,936,152)	(790,823)
	<b>Total</b>		<b>48,195,064</b>	<b>5,850,000</b>	<b>-</b>	<b>42,345,064</b>	<b>6,529,475</b>	<b>-</b>	<b>35,815,589</b>	<b>25,429,068</b>	<b>10,386,521</b>



Table 5-4  
Infrastructure Cost Included in the Development Charges Calculation  
Water Services – Distribution System

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
1	Irvine Watermain Extension – Bricker to SR 15	2034	910,000	-		910,000	-		910,000	646,100	263,900
2	McQueen Watermain Extension - Fergus/Nichol Boundary to Guelph St	2034	880,000	-		880,000	-		880,000	624,800	255,200
3	Guelph St. - Watermain Extension - South of Cummings Cres (South Fergus SPS). to Union St.	2034	1,202,800	-		1,202,800	6,500	878,100	318,200	225,922	92,278
4	Guelph St. Watermain Extension - South of Cummings Cres. (South Fergus SPS) to Second Line	2034	2,660,000	-		2,660,000	-		2,660,000	1,888,600	771,400
5	McQueen Blvd - Millburn Blvd to McTavish St	2034	675,000	-		675,000	-	675,000	-	-	-
6	Garafraxa St - 175M west of Maiden Lane to Beatty	2034	400,000	-		400,000	-	400,000	-	-	-
7	Second Line Watermain Extension - HWY 6 to Jones Baseline	2034	2,190,000	-		2,190,000	-		2,190,000	1,554,900	635,100
8	Second Line Watermain Extension - HWY 6 to Guelph St	2034	1,530,000	-		1,530,000	-		1,530,000	1,086,300	443,700
9	Scotland Watermain Extension - Existing Limit to Second Line	2034	1,590,000	-		1,590,000	-		1,590,000	1,128,900	461,100
10	HWY 6 Watermain Extension - Existing Limit to Second Line	2034	1,430,000	-		1,430,000	-		1,430,000	1,015,300	414,700
11	Woolwich Watermain Extension - Irvine to James	2034	1,620,000	-		1,620,000	-		1,620,000	1,150,200	469,800
12	W.R.7 Watermain Extension - David St. to Woolwich	2034	2,090,000	-		2,090,000	41,800		2,048,200	1,454,222	593,978
13	Woolwich Watermain Extension - W.R.7 to New Well 3	2034	6,510,000	-		6,510,000	130,200		6,379,800	4,529,658	1,850,142
14	3rd Line Watermain Extension - W.R.18 to Middlebrook Road Well	2034	4,510,000	-		4,510,000	90,200		4,419,800	3,138,058	1,281,742
15	W.R.7 Watermain Extension - Woolwich to Well Area 5	2034	4,090,000	4,008,200		81,800	81,800		-	-	-
16	Sideroad 10(11) Watermain Extension - W.R.7 to Well Area 5	2034	830,000	-		830,000	-		830,000	589,300	240,700



Table 5-4 (cont'd)  
Infrastructure Cost Included in the Development Charges Calculation  
Water Services – Distribution System

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
17	First Line Watermain Extension - Existing Stub to ER5 (East Limit)	2034	1,040,000	-		1,040,000	20,800		1,019,200	723,632	295,568
18	Carlton Place Watermain Replacement – Victoria to W.R.7	2034	1,400,000	-		1,400,000	980,000		420,000	298,200	121,800
19	Beatty Line Watermain Extension - Farley to SDRD 15	2028	2,250,000	-		2,250,000	45,000		2,205,000	1,565,550	639,450
20	SDRD 15 Watermain Extension - Beatty Line to Well Area 7	2028	2,090,000	-		2,090,000	41,800		2,048,200	1,454,222	593,978
21	Upsize Existing Watermain on Union Street - Guelph Street to Tower Street	2034	1,276,000	-		1,276,000	253,200	931,500	91,300	64,823	26,477
22	Replace Existing 150mm Watermain with 300mm Watermain on WR 7 from 105m north of Ross to WR21	2034	612,000	-		612,000	289,200		322,800	229,188	93,612
23	Connection of New Reservoir to Low Pressure Zone in Fergus	2033	1,620,000	-		1,620,000	-		1,620,000	1,150,200	469,800
24	Connection of New Reservoir to High Pressure Zone in Fergus	2033	1,620,000	-		1,620,000	-		1,620,000	1,150,200	469,800
25	Watermain Extension on First Line at Wellington Rd. 7	2034	570,000	-		570,000	-		570,000	404,700	165,300
26	Watermain Extension on Wellington Rd. 7 - Area ER1 in WWSMP to First Line	2034	1,950,000	-		1,950,000	-		1,950,000	1,384,500	565,500
27	Watermain Extension on Wellington Rd. 7 - First Line to Existing Main South of York St.	2034	2,210,000	-		2,210,000	-		2,210,000	1,569,100	640,900
28	Watermain Extension on Middlebrook Rd. - Third Ln W to Middlebrook Well Location	2034	2,400,000	-		2,400,000	-		2,400,000	1,704,000	696,000
29	Watermain Extension on HWY 6 - Area FE3 to Second Line	2034	1,470,000	-		1,470,000	-		1,470,000	1,043,700	426,300
30	Watermain Extension on Jones Baseline - FE3 to Second Line	2034	1,470,000	-		1,470,000	-		1,470,000	1,043,700	426,300
31	Watermain Extension on St. George St. W - Maple Street to Beatty Ln	2034	520,000	-		520,000	-		520,000	369,200	150,800
32	Watermain Extension on Garafraxa St. - east limits to FE5	2034	1,430,000	-		1,430,000	-		1,430,000	1,015,300	414,700



Table 5-4 (cont'd)  
 Infrastructure Cost Included in the Development Charges Calculation  
 Water Services – Distribution System

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
33	Watermain Extension on Sideroad 18 - Vincent St to Steele St.	2036	1,540,000	-		1,540,000	-		1,540,000	1,093,400	446,600
34	Watermain Extension on Barnett Crescent to Guelph Road	2034	935,000	-		935,000	280,500	654,500	-	-	-
35	Watermain Extension on Chambers Crescent to Guelph Road	2034	945,000	-		945,000	283,500	661,500	-	-	-
36	Watermain Extension on Cummings Crescent to Guelph Road	2034	945,000	-		945,000	283,500	661,500	-	-	-
37	Local Servicing for Water and Wastewater Servicing Master Plan Area FE1	2034	900,000	-		900,000	-	900,000	-	-	-
38	Local Servicing for Water and Wastewater Servicing Master Plan Area FE2	2034	1,850,000	-		1,850,000	-	1,850,000	-	-	-
39	Local Servicing for Water and Wastewater Servicing Master Plan Area FE3	2034	1,625,000	-		1,625,000	-	1,625,000	-	-	-
40	Local Servicing for Water and Wastewater Servicing Master Plan Area FE4	2034	1,500,000	-		1,500,000	-	1,500,000	-	-	-
41	Local Servicing for Water and Wastewater Servicing Master Plan Area FE5	2034	960,000	-		960,000	-	960,000	-	-	-
42	Local Servicing for Water and Wastewater Servicing Master Plan Area ER1	2034	4,335,000	-		4,335,000	-	4,335,000	-	-	-
43	Local Servicing for Water and Wastewater Servicing Master Plan Area ER2	2034	945,000	-		945,000	-	945,000	-	-	-
<b>Outstanding Debt &amp; Credits</b>											
44	Existing 2025 Growth Related Debt Costs - Principal and Discounted Interest		59,273	-		59,273	-		59,273	42,084	17,189
45	Salem Bridge - WR18 and James Street Watermain Extension - Principal	2025-2041	720,538	-		720,538	-		720,538	511,582	208,956
46	Salem Bridge - WR18 and James Street Watermain Extension - Interest (Discounted)	2025-2041	88,755	-		88,755	-		88,755	63,016	25,739
47	Developer Credits - Ainley Credits	2025+	1,435,000	-		1,435,000	-		1,435,000	1,018,850	416,150
48	Developer Credits - Storybrook	2025+	200,000	-		200,000	-		200,000	142,000	58,000
49	Reserve Fund Adjustment						2,480,014		(2,480,014)	(1,760,810)	(719,204)
	<b>Total</b>		<b>76,029,366</b>	<b>4,008,200</b>	<b>-</b>	<b>72,021,166</b>	<b>5,308,014</b>	<b>16,977,100</b>	<b>49,736,052</b>	<b>35,312,597</b>	<b>14,423,455</b>



### **5.2.3 Land – Urban 2051 Forecast Period**

Land costs are considered a class of service under the D.C.A. and comprises land acquisition costs related to D.C. eligible services.

The land costs in this subsection are related to D.C.-eligible services which are not restricted to a 10-year forecast period. The land costs included herein are related to water and wastewater services, which are based on an urban 2051 forecast period.

Land costs related to new water and wastewater facilities have been identified for inclusion in the D.C. Further, debt principal and discounted interest related to the Middlebrook Well Site land acquisition have also been included in the calculations. The total cost related to these items is \$4.64 million. A deduction of \$14,000 has been made to account for the benefit to existing development, resulting in a total D.C.-recoverable cost of \$4.63 million to be included in the calculations.

The residential/non-residential capital cost allocation for land is 71% residential and 29% non-residential based on the incremental growth in population to employment for the urban 2051 forecast period. This share is consistent with the allocation utilized for water and wastewater services.



Table 5-4a  
Township of Centre Wellington  
Infrastructure Cost Included in the Development Charges Calculation  
Land – Urban 2051 Forecast Period

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
<b>Water Services</b>											
1	Land for new Water Reservoir in Fergus	2030	400,000	-		400,000	-		400,000	284,000	116,000
2	Middlebrook Well Site - Land Acquisition - Principal	2025-2044	1,875,000	-		1,875,000	-		1,875,000	1,331,250	543,750
3	Middlebrook Well Site - Land Acquisition - Discounted Interest	2025-2044	489,663	-		489,663	-		489,663	347,661	142,002
<b>Wastewater Services</b>											
4	Land Acquisition - New South Elora Sewage Pumping Station	2034	625,000	-		625,000	-		625,000	443,750	181,250
5	Land Acquisition - New Lift Station at the Elora WWTP	2034	625,000	-		625,000	-		625,000	443,750	181,250
6	Land Acquisition - New Sewage Pumping Station in South Fergus Secondary Plan Area	2034	625,000	-		625,000	14,000		611,000	433,810	177,190
	<b>Total</b>		<b>4,639,663</b>	<b>-</b>	<b>-</b>	<b>4,639,663</b>	<b>14,000</b>	<b>-</b>	<b>4,625,663</b>	<b>3,284,221</b>	<b>1,341,442</b>



## 5.3 Service Levels and Township-wide 2051 Capital Costs for Centre Wellington's D.C. Calculation

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This section evaluates the development-related capital requirements for services with capital costs forecast on a Township-wide 2051 basis (i.e. for all areas of the Township).

### 5.3.1 *Services Related to a Highway*

Centre Wellington owns and maintains 472 km of roads. Based on the level of service provided over the historical 15-year period, the average level of service is 16 km of roads per 1,000 population, which equates to an investment of \$40,597 per capita. This results in a D.C.-eligible recovery amount of approximately \$834.63 million over the 2051-year forecast period.

In addition to roads, the Township also maintains 129,246 linear metres of active transportation, including multi-use paths, sidewalks, trails, and on-road cycling lanes. The inventory provided over the previous 15-year period equates to a per capita standard of \$594. Over the forecast period, the D.C.-eligible amount for active transportation is approximately \$12.21 million.

The maximum D.C.-eligible amount for recovery over the 2051 forecast period for services related to a highway is approximately \$846.84 million

With respect to future needs, the identified services related to highway program was reviewed with staff and totals \$193.33 million. These capital projects include various works related to adding capacity to the transportation system including road improvements/expansions, intersection improvements, bridge expansions, additional active transportation projects and outstanding debt and credits. Note: the detailed active transportation project listing is provided in Appendix I.

The growth-related share of the works was determined through a review of the scope of works on a project specific basis. Based on this review, the total deductions related to the benefit to existing development is \$54.70 million. In addition, deductions of \$56.57 million have been made to account for the portion of works to be funded through grants, subsidies, and other contributions. An additional deduction of \$6.79 million has been made to recognize the existing balance in the D.C. reserve fund. Based on these deductions, the total net growth-related capital costs are \$75.26 million and have been



included in the D.C. calculations to be recovered over the forecast period (2025 to 2051).

The residential/non-residential capital cost allocation for all services related to a highway is 71% residential and 29% non-residential based on the incremental growth in population to employment for the 2051 forecast period.



Table 5-5  
Infrastructure Cost Included in the Development Charges Calculation  
Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
<b>Roads</b>											
1	Sideroad 15, Beatty Line N to Highway 6	2034	2,884,700	-		2,884,700	1,730,800		1,153,900	819,269	334,631
2	Beatty Line N, Nichol Road 15 to Sideroad 18	2034	4,837,400	-		4,837,400	2,902,400		1,935,000	1,373,850	561,150
3	York Street, Waterloo Street (Hamilton) to Wellington Rd 7	2034	235,000	-		235,000	70,500		164,500	116,795	47,705
4	Carlton Place, Metcalfe Street to Victoria St	2034	1,100,000	-		1,100,000	132,000	968,000	-	-	-
5	Carlton Place, Victoria Street to Wellington Rd 7	2034	1,400,000	-		1,400,000	196,000	560,000	644,000	457,240	186,760
6	Short-term improvement - Provision for design, approvals, permits	2034	383,100	-		383,100	-		383,100	272,001	111,099
7	McQueen Blvd Extension towards West , McQueen Blvd to Guelph Street	2034	1,040,000	-		1,040,000	52,000	988,000	-	-	-
8	Sideroad 15, Gerrie Road to Beatty Line N	2034	4,330,000	-		4,330,000	2,598,000		1,732,000	1,229,720	502,280
9	Sideroad 15, James Street to Irvine Street	2034	1,400,000	-		1,400,000	840,000	234,000	326,000	231,460	94,540
10	First Line (NI), Wellington Road 7 to Bridge Street	2034	4,300,000	-		4,300,000	1,290,000		3,010,000	2,137,100	872,900
11	Gerrie Road, Sideroad 15 to Walser Street Ext East	2034	2,150,000	-		2,150,000	1,290,000		860,000	610,600	249,400
12	Guelph Street, south of Cummings Crescent (South Fergus SPS) to Union Street	2034	3,585,200	-		3,585,200	766,600	1,029,900	1,788,700	1,269,977	518,723
13	McQueen Blvd Extension towards East, Millburn Blvd to McTavish Street	2034	2,250,000	-		2,250,000	-	2,250,000	-	-	-
14	Gilkison Street, South River Road to Trestle Bridge Trail Crossing	2034	1,600,000	-		1,600,000	480,000		1,120,000	795,200	324,800
15	St Andrew St E, Lamond Street to Anderson Street	2034	2,250,000	-		2,250,000	675,000		1,575,000	1,118,250	456,750
16	Scotland Street, McQueen Blvd to Second Line	2034	3,452,000	-		3,452,000	1,035,600	2,416,400	-	-	-
17	Garafraxa Street, Beatty Line N to Maiden Line	2034	1,790,000	-		1,790,000	537,000	859,200	393,800	279,598	114,202
18	Sideroad 15, Gerrie Road to Irvine Street	2034	2,495,000	-		2,495,000	1,497,000		998,000	708,580	289,420
19	Guelph Street, South of Cummings Cres. to Second Line (South Fergus SPS to Second Line)	2026-2031	3,450,000	-		3,450,000	1,035,000	2,415,000	-	-	-
20	Second Line, Guelph Street to Highway 6	2034	3,000,000	-		3,000,000	900,000	2,100,000	-	-	-
21	David Street, Geddes Street to Aqua Street	2034	1,040,000	-		1,040,000	312,000		728,000	516,880	211,120
22	David Street, Aqua Street to John Street	2034	749,000	-		749,000	224,700		524,300	372,253	152,047
23	David Street, John Street to Irvine Street	2034	385,000	-		385,000	115,500		269,500	191,345	78,155



Table 5-5 (cont'd)  
 Infrastructure Cost Included in the Development Charges Calculation  
 Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
24	David Street, Geddes Street to Aqua Street	2034	1,040,000	-		1,040,000	312,000		728,000	516,880	211,120
25	David Street, Aqua Street to John Street	2034	749,000	-		749,000	224,700		524,300	372,253	152,047
26	David Street, John Street to Irvine Street	2034	385,000	-		385,000	115,500		269,500	191,345	78,155
27	South River Road, Haylock Avenue to Gilkison Road	2034	2,000,000	-		2,000,000	600,000		1,400,000	994,000	406,000
28	Union Street W, Tower Street to Guelph Road	2034	3,275,300	-		3,275,300	654,800	1,092,500	1,528,000	1,084,880	443,120
29	Second Line, Highway 6 to Jones Baseline	2026-2031	4,500,000	-		4,500,000	450,000	4,050,000	-	-	-
30	McQueen Blvd Extension towards West, Beatty Line N Ext to First Line	2032-2041	6,750,000	-		6,750,000	337,500		6,412,500	4,552,875	1,859,625
31	Gilkison Street, Trestle Bridge Trail Crossing to First Line	2034-2041	1,270,000	-		1,270,000	381,000		889,000	631,190	257,810
32	First Line, McGowan St SWM Pond to South River Road	2034-2041	4,000,000	-		4,000,000	2,400,000		1,600,000	1,136,000	464,000
33	New Roads as identified in the South Fergus MESP, east of Highway 6	2034-2041	3,000,000	-		3,000,000	-	3,000,000	-	-	-
34	New Roads as identified in the South Fergus MESP, west of Highway 6	2034-2041	3,000,000	-		3,000,000	-	3,000,000	-	-	-
35	Second Line Ext, Scotland Street to Wellington Road 29	2034-2041	3,270,000	-		3,270,000	163,500		3,106,500	2,205,615	900,885
38	Sideroad 18, Vincent Street to Steele Street	2036	2,120,000	-		2,120,000	636,000		1,484,000	1,053,640	430,360
39	Hamilton Street, York St to south end.	2030-2041	1,270,000	-		1,270,000	381,000		889,000	631,190	257,810
40	Jones Baseline, Second Line to South of Second Line	2030-2041	3,800,000	-		3,800,000	-	3,800,000	-	-	-
41	Irvine Street, Bricker to Sideroad 15	2030-2041	1,700,000	-		1,700,000	-	1,700,000	-	-	-
42	Gravel to Asphalt Road Conversion - Eramosa - West Garafraxa Townline (5th Line to WR26)	2026	300,000	-		300,000	270,000		30,000	21,300	8,700
43	Gravel Road Conversion - SR20 from Second Line to Fifth Line	2031	450,000	-		450,000	405,000		45,000	31,950	13,050
44	Gravel Road Conversion - Second Line from SR20 to SR25	2031	310,000	-		310,000	279,000		31,000	22,010	8,990
45	Gravel Road Conversion - Sixth Line from SR20 to SR25	2032	310,000	-		310,000	279,000		31,000	22,010	8,990
<b><u>Intersection Improvements</u></b>											
46	Wellington Road 7 and York Street W	2026-2031	869,900	-		869,900	-	869,900	-	-	-
47	Highway 6 and Nichol Road 15	2026-2031	1,575,500	-		1,575,500	-	1,575,500	-	-	-
48	Beatty Line N and Millage Lane	2026	310,700	-		310,700	15,500		295,200	209,592	85,608
49	Beatty Line N and Sideroad 18	2026	300,000	-		300,000	15,000		285,000	202,350	82,650
50	Guelph Street and McQueen Blvd Ext	2026-2031	2,486,800	-		2,486,800	124,300		2,362,500	1,677,375	685,125
51	South River Road and Gilkison Street	2026-2031	517,800	-		517,800	25,900		491,900	349,249	142,651
52	Gerrie Road and Colborne Street	2026-2031	517,800	-		517,800	25,900		491,900	349,249	142,651



Table 5-5 (cont'd)  
 Infrastructure Cost Included in the Development Charges Calculation  
 Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
<b>Bridge Expansions</b>											
53	Sideroad 15 - Queen Mary Bridge - Structure - 30-WG	2026-2031	4,145,100	-		4,145,100	3,730,600		414,500	294,295	120,205
54	Sideroad 15 - Structure - 29-WG	2026-2027	3,600,000	-		3,600,000	3,240,000		360,000	255,600	104,400
55	Structure 32-P & 33-P (Noah Road)	2026	3,350,000	-		3,350,000	3,015,000		335,000	237,850	97,150
56	Structure 29-WG (Sideroad 15)	2026-2027	3,590,000	-		3,590,000	3,231,000		359,000	254,890	104,110
57	Structure 28-P (Sideroad 11)	2026-2028	2,200,000	-		2,200,000	1,980,000		220,000	156,200	63,800
58	Structure 5-E (Fourth Line)	2027-2028	1,800,000	-		1,800,000	1,620,000		180,000	127,800	52,200
59	Structure 5-P (Weisenberg Boundary Road)	2029	1,100,000	-		1,100,000	990,000		110,000	78,100	31,900
60	Structure 2-WG (Third Line)	2029-2030	2,000,000	-		2,000,000	1,800,000		200,000	142,000	58,000
61	Structure 7-E (Third Line)	2030-2031	1,700,000	-		1,700,000	1,530,000		170,000	120,700	49,300
62	Structure 21-WG (First Line)	2033	2,800,000	-		2,800,000	2,520,000		280,000	198,800	81,200
63	Structure 30-WG (Sideroad 15 - Queen Mary)	2034	3,000,000	-		3,000,000	2,700,000		300,000	213,000	87,000
<b>Active Transportation Projects</b>											
64	Active Transportation Projects	2025-2051	54,000,000	-	-	54,000,000	2,146,620	20,350,470	31,498,010	22,363,587	9,134,423
<b>Outstanding Debt, Credits and Reserve Adjustment</b>											
65	David St. Reconstruction - Geddes St. to County Rd 7 - Debt Costs - Principal	2025	4,044	-		4,044	-		4,044	2,872	1,173
66	David St. Reconstruction - Geddes St. to County Rd 7 - Debt Costs - Interest (Discounted)	2025	43	-		43	-		43	31	13
67	Developer Credits - Granwood Gate Phase 3	2025+	31,649	-		31,649	-		31,649	22,471	9,178
68	Developer Credits - Ainley	2025+	2,165,000	-		2,165,000	-		2,165,000	1,537,150	627,850
69	Developer Credits - Storybrook	2025+	3,661,000	-		3,661,000	-		3,661,000	2,599,310	1,061,690
70	Reserve Fund Adjustment						6,786,908		(6,786,908)	(4,818,705)	(1,968,203)
	<b>Total</b>		<b>193,325,637</b>	<b>-</b>	<b>-</b>	<b>193,325,637</b>	<b>61,491,328</b>	<b>56,574,070</b>	<b>75,255,339</b>	<b>53,431,291</b>	<b>21,824,048</b>



### **5.3.4 Parks and Recreation Services**

The Township currently has 276 acres of parkland within its jurisdiction. This inventory consists of active parkland, passive parkland, and natural open space. The inventory provided over the previous 15-year period results in a calculated average level of service of 8.4 acres of parkland per 1,000 population.

The Township also provides 123 parkland amenities (e.g. playground equipment, picnic shelters, gazebos, etc.) and 22 recreation amenities (e.g. soccer fields, softball diamonds, sports fields, etc.). Over the historical 15-year period, the Township provided an average of 3.3 parkland amenities and 0.7 recreation amenities per 1,000 population.

In addition to the above, the Township has 4,818 linear metres of paths and trails related to parks, which have provided an average level of service of 151 linear meters per 1,000 population over the past 15-years.

With respect to recreation facilities, there are a number of facilities that provide the Township with 177,923 sq.ft. of recreation facility space. Based on the inventory of space over the historical 15 year period (2010 to 2024), the Township has provided an average of 6.07 sq.ft. of space per capita, or an investment of \$4,838 per capita.

The Township utilizes 53 vehicles and pieces of equipment to service the aforementioned parks and recreation facilities. Over the historical 15-year period, the Township has provided an average level of service of 1.3 vehicles per 1,000 population. This level of service translates to an average investment of \$66 per capita.

Based on the average levels of service noted above, the Township's total D.C. eligible amount related to parks and recreation is \$134.20 million.

Based on the projected growth over the 2051 forecast period and the capital needs identified in the Township's recently adopted Parks & Recreation Plan, the Township has identified \$223.74 million in capital costs related to new parks and recreation infrastructure. These costs include new recreation facilities, parkland development, additional recreation and park amenities, in addition to costs related to outstanding debt payments and D.C. credits. To account for the benefit to growth beyond the forecast period, a deduction of \$84.41 million has been made from the gross capital costs. In



### **5.3.5 Land – 2051 Forecast Period**

Land costs are considered a class of service under the D.C.A. and comprises land acquisition costs related to D.C. eligible services.

The land costs in this subsection are related to D.C.-eligible services which are not restricted to a 10-year forecast period. The land costs included herein are related to fire protection and public works.

Land costs related to the new fire hall have been identified in the capital listing in Table 5-9. Further, debt principal and discounted interest related to the Operations Centre land acquisition has also been included in the calculations. The total land acquisition costs for the aforementioned services are \$4.15 million. Given that the facilities associated with these land costs are fully related to growth within the forecast period, deductions related to the benefit beyond the forecast period or benefit to the existing development have not been made. As a result, the total D.C.-recoverable cost to be included in the calculations is \$4.15 million.

The residential/non-residential capital cost allocation for land is 71% residential and 29% non-residential based on the incremental growth in population to employment for the 2051 forecast period. This share is consistent with the allocation utilized for public works, and fire protection services.



**Table 5-9**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Land – 2051 Capital Costs**

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
<b>Fire Protection Services</b>											
1	Land for new Fire Hall	2026-2032	500,000	-		500,000	-		500,000	355,000	145,000
<b>Public Works (Services Related to a Highway, Water Services, and Wastewater Services)</b>											
2	Existing Debt (Operations Centre Land) - Growth-Related Principal	2025-2041	3,327,363	-		3,327,363	-		3,327,363	2,362,428	964,935
3	Existing Debt (Operations Centre Land) - Growth-Related Interest (Discounted)	2025-2041	321,456	-		321,456	-		321,456	228,234	93,222
	<b>Total</b>		<b>4,148,820</b>	-	-	<b>4,148,820</b>	-	-	<b>4,148,820</b>	<b>2,945,662</b>	<b>1,203,158</b>



Table 6-1  
Township of Centre Wellington  
Development Charge Calculation  
Urban Area Services  
Urban 2025-2051

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1 <u>Wastewater Services</u>	\$	\$	\$	\$
1.1 Wastewater Treatment	58,254,368	23,794,038	7,784	3.47
1.2 Wastewater Sewers	9,795,923	4,001,152	1,309	0.59
	68,050,291	27,795,189	9,093	4.06
2. <u>Water Services</u>				
2.1 Water Treatment plants and storage	25,429,068	10,386,521	3,398	1.52
2.2 Water Distribution	35,312,597	14,423,455	4,718	2.11
	60,741,665	24,809,976	8,116	3.63
3. <u>Land - Urban 2051 Forecast</u>				
3.1 Land Acquisition for D.C. Eligible Services	3,284,221	1,341,442	439	0.20
	3,284,221	1,341,442	439	0.20
<b>TOTAL</b>	<b>132,076,177</b>	<b>53,946,608</b>	<b>\$17,648</b>	<b>7.89</b>
D.C.-Eligible Capital Cost	\$132,076,177	\$53,946,608		
Urban 2051 Gross Population/GFA Growth (sq.ft.)	21,861	6,836,400		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$6,042</b>	<b>\$7.89</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.921	\$17,648		
Other Multiples	2.383	\$14,397		
Apartments - 2 Bedrooms +	1.976	\$11,938		
Apartments - Bachelor and 1 Bedroom	1.441	\$8,706		
Special Care/Special Dwelling Units	1.100	\$6,646		



Table 6-2  
Township of Centre Wellington  
Development Charge Calculation  
Township-wide Services  
2025-2051

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
4. <u>Services Related to a Highway</u>	\$	\$	\$	\$
4.1 Roads and Related	53,431,291	21,824,048	6,952	3.10
	53,431,291	21,824,048	6,952	3.10
5. <u>Public Works (Facilities and Fleet)</u>				
5.1 Public Works (Facilities and Fleet)	25,095,487	10,250,270	3,265	1.46
	25,095,487	10,250,270	3,265	1.46
6. <u>Fire Protection Services</u>				
6.1 Fire facilities, vehicles & equipment	7,584,564	3,097,920	987	0.44
	7,584,564	3,097,920	987	0.44
7. <u>Parks and Recreation Services</u>				
7.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	127,218,210	6,695,695	16,552	0.95
	127,218,210	6,695,695	16,552	0.95
8. <u>Land - 2051 Forecast</u>				
8.1 Land Acquisition for D.C. Eligible Services	2,945,662	1,203,158	383	0.17
	2,945,662	1,203,158	383	0.17
<b>TOTAL</b>	<b>216,275,213</b>	<b>\$43,071,091</b>	<b>\$28,139</b>	<b>\$6.12</b>
D.C.-Eligible Capital Cost	\$216,275,213	\$43,071,091		
2051 Gross Population/GFA Growth (sq.ft.)	22,451	7,037,600		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$9,633.21</b>	<b>\$6.12</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.921	\$28,139		
Other Multiples	2.383	\$22,956		
Apartments - 2 Bedrooms +	1.976	\$19,035		
Apartments - Bachelor and 1 Bedroom	1.441	\$13,881		
Special Care/Special Dwelling Units	1.100	\$10,597		



**Table 6-3**  
**Township of Centre Wellington**  
**Development Charge Calculation**  
**Township-wide Services and Classes**  
**2025-2034**

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
9. <u>Growth Studies</u>	\$	\$	\$	\$
9.1    Studies for D.C. Eligible Services	2,871,018	1,230,436	977	0.46
	2,871,018	1,230,436	977	0.46
10. <u>Land - 10 Year Forecast</u>				
10.1   Land Acquisition for D.C. Eligible Services	2,281,841	120,097	777	0.04
	2,281,841	120,097	777	0.04
<b>TOTAL</b>	<b>5,152,858</b>	<b>1,350,533</b>	<b>\$1,754</b>	<b>\$0.50</b>
D.C.-Eligible Capital Cost		\$5,152,858	\$1,350,533	
10-Year Gross Population/GFA Growth (sq.ft.)		8,579	2,699,700	
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$600.64</b>	<b>\$0.50</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.921	\$1,754		
Other Multiples	2.383	\$1,431		
Apartments - 2 Bedrooms +	1.976	\$1,187		
Apartments - Bachelor and 1 Bedroom	1.441	\$866		
Special Care/Special Dwelling Units	1.100	\$661		

**Table 6-4**  
**Township of Centre Wellington**  
**Development Charge Calculation**  
**Total All Services and Classes**

	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
<b>Urban-wide Services/Classes 2051</b>	\$	\$	\$	\$
	132,076,177	53,946,608	17,648	7.89
<b>Township-wide Services/Classes 2051</b>				
	216,275,213	43,071,091	28,139	6.12
<b>Township-wide Services/Classes 10 Year</b>				
	5,152,858	1,350,533	1,754	0.50
<b>TOTAL</b>	<b>353,504,249</b>	<b>98,368,232</b>	<b>47,541</b>	<b>14.51</b>



Table 6-5  
Township of Centre Wellington  
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing						
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund		
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential	
1. Wastewater Services								
1.1 Wastewater Treatment	39,335,000	-	1,257,900	-	-	27,034,741	11,042,359	
1.2 Wastewater Sewers	35,627,500	-	3,727,000	17,018,300	-	10,566,362	4,315,838	
2. Water Services								
2.1 Water Treatment plants and storage	29,924,196	-	3,802,500	-	-	18,546,404	7,575,292	
2.2 Water Distribution	71,985,800	-	2,828,000	16,977,100	4,008,200	34,202,475	13,970,025	
3. Land - Urban 2051 Forecast								
3.1 Land Acquisition for D.C. Eligible Services	2,275,000	-	14,000	-	-	1,605,310	655,690	
4. Services Related to a Highway								
4.1 Roads and Related	126,397,467	-	49,663,777	32,983,653	-	31,062,526	12,687,511	
5. Public Works (Facilities and Fleet)								
5.1 Public Works (Facilities and Fleet)	4,600,000	-	200,000	-	-	3,124,000	1,276,000	
6. Fire Protection Services								
6.1 Fire facilities, vehicles & equipment	12,729,800	-	-	-	-	9,038,158	3,691,642	
7. Parks and Recreation Services								
7.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	223,742,056	-	5,420,151	-	84,408,000	127,218,210	6,695,695	
8. Land - 2051 Forecast								
8.1 Land Acquisition for D.C. Eligible Services	500,000	-	0	-	0	355,000	145,000	
9. Growth Studies								
9.1 Studies for D.C. Eligible Services	3,562,600	133,200	165,000	-	120,000	2,201,080	943,320	
10. Land - 10 Year Forecast								
10.1 Land Acquisition for D.C. Eligible Services	320,000	-	-	-	235,000	80,750	4,250	
<b>Total Expenditures &amp; Revenues</b>		<b>\$550,999,419</b>	<b>\$133,200</b>	<b>\$67,078,328</b>	<b>\$66,979,053</b>	<b>\$88,771,200</b>	<b>\$265,035,017</b>	<b>\$63,002,622</b>



## Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard				Maximum Ceiling LOS	
		Cost (per capita)	Quantity (per capita)	Quality (per capita)			
Service Related to a Highway	Services Related to a Highway - Roads	\$40,596.73	0.0160	km of roadways	2,537,296	per km	834,628,172
	Services Related to a Highway - Active Transportation	\$594.04	3.7803	Linear Meters of Active Transportation Facilities	157	per linear m	12,212,868
Public Works	Public Works - Facilities	\$891.21	1.8526	sq.ft. of building area	481	per sq.ft.	18,322,386
	Public Works - Vehicles & Equipment	\$564.90	0.0043	No. of vehicles and equipment	131,372	per vehicle	11,613,779
Fire Protection	Fire Protection Services - Facilities	\$360.70	0.5618	sq.ft. of building area	642	per sq.ft.	7,415,631
	Fire Protection Services - Vehicles & Equipment	\$338.61	0.0006	No. of vehicles	564,350	per vehicle	6,961,483
	Fire Protection Services - Small Equipment and Gear	\$82.43	0.0070	No. of equipment and gear	11,776	per item	1,694,678
Parks & Recreation	Parkland Development	\$698.35	0.0084	Acres of Parkland	83,137	per acre	14,357,378
	Parkland Amenities - Recreation	\$400.51	0.0007	No. of parkland amenities	572,157	per amenity	8,234,085
	Parkland Amenities - Parks	\$516.90	0.0033	No. of parkland amenities	156,636	per amenity	10,626,947
	Parkland Trails	\$8.18	0.1510	Linear Metres of Paths and Trails	54	per linear m	168,173
	Recreation Facilities	\$4,838.01	6.0685	sq.ft. of building area	797	per sq.ft.	99,464,648
	Parks & Recreation Vehicles and Equipment	\$65.68	0.0013	No. of vehicles and equipment	50,523	per vehicle	1,350,315



**Township of Centre Wellington**  
**Service Standard Calculation Sheet**

Service: Recreation Facilities  
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bldg Value (\$/sq.ft.)	Value/sq.ft. with site works, landscaping, etc.
Centre Wellington Community Sportsplex	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	\$775	\$854
Park Washrooms & Showers at CW Community Sportsplex Park	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	\$351	\$387
Storage Shed	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$200	\$221
Stone House (2 Storey - built in late 1800's)	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	\$500	\$551
Tennis Change Rooms (Fergus)	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	\$207	\$228
Victoria Park Seniors Centre	9,500	9,500	9,500	9,500	9,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$700	\$772
Rugby Building (1 storey bldg with washrooms, meeting rooms, etc.)	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	\$361	\$398
Belwood Hall	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	\$700	\$772
Elora Community Centre	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	\$750	\$827
Green House #1	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$20	\$22
Green House #2	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$20	\$22
Weigh Scale Washroom	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	\$500	\$525
<b>Total</b>	<b>175,423</b>	<b>175,423</b>	<b>175,423</b>	<b>175,423</b>	<b>175,423</b>	<b>177,923</b>											

Population	26,497	26,693	26,966	27,337	27,518	27,870	28,191	28,705	29,219	29,397	30,544	31,093	32,287	33,654	34,497
Per Capita Standard	6.6205	6.5719	6.5053	6.4171	6.3748	6.3840	6.3113	6.1983	6.0893	6.0524	5.8251	5.7223	5.5107	5.2868	5.1576

15 Year Average	2010 to 2024
Quantity Standard	6.0685
Quality Standard	\$797
Service Standard	\$4,838

D.C. Amount (before deductions)	2051
Forecast Population	20,559
\$ per Capita	\$4,838
Eligible Amount	\$99,464,648



**Table C-2**  
**Township of Centre Wellington**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

SERVICE/CLASS OF SERVICE	VALUE OF EXISTING INFRASTRUCTURE	GROSS COST LESS BENEFIT TO EXISTING	SHARE OF GROWTH RELATED CAPITAL TO ASSETS IN PLACE	CURRENT OPERATING EXPENDITURE	ANNUAL OPERATING EXPENDITURE	ANNUAL LIFECYCLE EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Wastewater Services</b>							
1.1 Treatment plants	174,963,246	110,711,506	63%	2,220,887	1,405,311	5,298,725	6,704,036
1.2 Sewers		30,815,375	18%	2,435,153	428,891	1,751,798	2,180,689
<b>2. Water Services</b>							
2.1 Treatment plant & Storage	134,895,719	41,665,589	31%	2,729,164	842,964	2,102,169	2,945,133
2.2 Distribution		70,721,352	52%	1,560,472	818,104	3,882,333	4,700,437
<b>3. Land - Urban 2051 Forecast</b>							
3.1 Land Acquisition for D.C. Eligible Services		4,625,663			-	-	-
<b>4. Services Related to a Highway</b>							
4.1 Roads and Related	1,219,534,005	131,834,309	11%	6,848,922	740,384	6,329,695	7,070,079
<b>5. Public Works (Facilities and Fleet)</b>							
5.1 Public Works (Facilities and Fleet)	45,456,587	48,026,357	106%	2,093,926	2,212,301	1,289,186	3,501,487
<b>6. Fire Protection Services</b>							
6.1 Fire facilities, vehicles & equipment	24,550,388	10,682,484	44%	2,343,715	1,019,809	797,375	1,817,184
<b>7. Parks and Recreation Services</b>							
7.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	196,324,685	218,321,905	111%	7,163,237	7,965,843	9,178,477	17,144,320
<b>8. Land - 2051 Forecast</b>							
8.1 Land Acquisition for D.C. Eligible Services		4,148,820			-	-	-
<b>9. Growth Studies</b>							
9.1 Growth Studies		4,354,654			-	-	-
<b>10. Land - 10 Year Forecast</b>							
10.1 Land Acquisition for D.C. Eligible Services		6,392,637			-	-	-
<b>Total</b>	<b>1,795,724,630</b>	<b>682,300,651</b>		<b>27,395,476</b>	<b>15,433,605</b>	<b>30,629,758</b>	<b>46,063,363</b>



# Appendix E: Local Service Policy

## Township of Centre Wellington

### Recommended General Policy Guidelines on Development Charge and Local Service Funding for Road-related, Stormwater Management, Parkland Development, Water, and Sanitary Sewer Works

This Appendix sets out the Township's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway (road), Parkland Development, Water and Wastewater Works and Stormwater Management. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be provided separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the Development Charges Act, 1997, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

#### Definitions

***Developer-initiated Urban Boundary Expansion*** is an urban boundary expansion proposed via application to the Township by a private developer, builder, or group of private companies. The developer-initiated urban boundary expansion will require infrastructure not contemplated in the Township's Master Plans and D.C. Background Study, at the time of application.

***Development Frontage*** is the length of a property's boundary that directly abuts a public road.

***Direct Access*** refers to new or upgraded infrastructure required to provide access from the external road to the area of a Development.



**Development** refers to the construction, erection or placing of one or more buildings or structures on land.

**Road** is defined as a thoroughfare, route, or way on land between two places that has been surfaced or otherwise improved to allow travel by motor vehicle.

### 1. Services Related to a Highway - Roads

A complete street is the concept whereby a highway is planned, designed, operated, and maintained to enable pedestrians, cyclists, mobility device and public transit users, and motorists to safely and comfortably move throughout the Township, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culverts structures; storm water drainage systems; utilities; roundabouts, traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g., sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); pedestrian crossings, transit lanes and lay-bys; roadway illumination systems; boulevard and median surfaces (e.g., sod and topsoil, paving, etc.); street trees and landscaping; parking lanes and lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; accessibility features; railings and safety barriers; and utility relocations.

The cost of the following items shall be direct developer responsibilities as a local service or included in the D.C. calculation as identified below:

- 1.1 Local and rural roads internal to development or fronting a development inclusive of all land and associated infrastructure - direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 1.2 Local and rural roads external to development and not required to provide Direct Access - Include in Township D.C. to the extent permitted under s.5(1) of the D.C.A. The length and location of road(s) that require reconstruction will be determined by the Township at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the municipality will be



directly impacted by the development and require reconstruction to a higher service level.

- 1.3 Collector roads internal to development or fronting a development inclusive of all land and associated infrastructure - direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 1.4 Urbanization of collector roads internal to development or fronting a development, inclusive of all land and associated infrastructure - direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 1.5 Collector roads external to development and not required to provide Direct Access - Include in Township D.C. to the extent permitted under s.5(1) of the D.C.A. The length and location of road(s) that require reconstruction will be determined by the Township at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the Township will be directly impacted by the development and require reconstruction to a higher service level.

1.6. Arterial roads:

- a) New, widened, extended, or upgraded arterial roads, inclusive of all associated infrastructure: included as part of road costing funded through D.C.A., s.5(1);
- b) Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the Planning Act provisions (s. 41, 51 and s.53) through development lands; in area with limited development: include in Township D.C.;
- c) Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the Planning Act provisions (s.51 and s.53) through development lands up to the right-of-way specified in the Official Plan;
- d) Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade



separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: include in Township D.C.

- 1.7. Improvements to existing external roads that are required to provide Direct Access - direct developer responsibility through local service provisions (s.59 of D.C.A.).

## 2. Bridges and Culverts

- 2.1 Bridges and culverts internal to development - All structures that service local and collector roads are direct developer responsibility under s.59 of the D.C.A.
- 2.2 Bridges and culverts external to development:
  - Local and Rural Roads - Include in Township D.C. (Refer to Item 1)
  - Collector Road - Include in Township D.C. (Refer to Item 1)
  - Arterial Road - Include in Township D.C. (Refer to Item 1)

## 3. Traffic Control Systems, Signals, and Intersection Improvements

- 3.1 On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.'s.
- 3.2 On non-arterial roads, or for any Direct Access such as private site entrances or entrances to specific development; direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 3.3 On arterial or collector road intersections with County roads: include in County D.C.s or, may be a direct developer responsibility as per the requirements of the County's local service policy.
- 3.4 Intersection improvements, roundabouts, new or modified signalization, signal timing and optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: include in Township D.C. as permitted under s.5(1) of the D.C.A.



#### 4. Streetlights

- 4.1 Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.s.
- 4.2 Streetlights on arterial roads fronting a development: considered part of the complete street and included as a direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 4.3 Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 4.4 Streetlights on non-arterial roads fronting a development: considered part of the complete street and included as a direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 4.5 Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and direct developer responsibility through local service provisions (s.59 of D.C.A.).

#### 5. Sidewalks

- 5.1 Sidewalks on Provincial highways and County roads external to a development  
- Include in Township D.C. or direct developer responsibility through local service provisions (s.59 of D.C.A.) if required to connect the development to the existing sidewalk network and/or fronting a development.
- 5.2 Sidewalks on Township roads - Linked to road funding source in Item 1.
- 5.3 Other sidewalks on Township roads external to development and/or fronting a development (which are a local service within the area to which the plan relates)  
- direct developer responsibility through local service provisions (s.59 of D.C.A.).



## **6. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Paths/Naturalized Walkways**

- 6.1 Bike routes and bike lanes, within road allowance, external to development - Include in Township D.C. (consistent with the service standard provisions of the D.C.A., s.5(1)).
- 6.2 Bike paths/multi-use paths/naturalized walkways external to development - Include in Township D.C. (consistent with the service standard provisions of the D.C.A., s.5(1)) or direct developer responsibility through local service provisions (s.59 of D.C.A.) where required to connect the development to the existing active transportation networks and/or fronting a development.
- 6.3 Bike lanes, within road allowance, internal to development - direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 6.4 Bike paths/multi-use paths/naturalized walkways internal to development - direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 6.6 Trail bridges/underpasses and associated works - Include in Township D.C. (consistent with the service standard provisions of the D.C.A., s.5(1)).

## **7. Parkland Development**

- 7.1 Internal to Development - Direct developer responsibility under s.59 of D.C.A. for all costs associated with the provision of parking (if required by the Township), rough grading, fencing, municipal sewer, and water (if required by the Township), topsoil, seeding, lighting, trails/pathways/multi-use pathways within a park, stormwater infrastructure and drainage features, electrical, fiber, and developer requested enhancements.
- 7.2 External to Development - Include in Township D.C. consistent with the service standard provisions of the D.C.A., s.5(1).

## **8. Noise Abatement Measures**

- 8.1 Internal to Development - Direct developer responsibility through local service provisions (s.59 of D.C.A.).



- 8.2 Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development; direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 8.3 Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.'s.

## **9. Stormwater Management**

- 9.1 All stormwater management works will be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 9.2 Over sizing of stormwater management works for development external to developments will be subject to negotiations and cost sharing agreements between affected landowners.

## **10. Natural Heritage System (N.H.S.)**

- 10.1 N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Township.
- 10.2 Direct developer responsibility as a local service provision including but not limited to the following:
  - a) Riparian planting and landscaping requirements (as required by the Township, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within the N.H.S. and associated buffers;
  - b) Perimeter fencing of the N.H.S. to the Township's standard located on the public property side of the property line adjacent land uses (residential, non-residential) as required by the Township;
  - c) All works (as required by the Township, Conservation Authority or other authorities having jurisdiction) for stream corridors, natural buffers and sub watershed areas as directed by the approved studies and reports related to the Secondary Plan that development occurs in.



## 11. Water

- 11.1 Water treatment, storage facilities, pumping stations, transmission mains, booster stations, re-chlorination/sampling stations and Wells that benefit more than one Development and located external to the Development: include in Township D.C.
- 11.2 Water treatment, storage facilities, pumping stations, transmission mains, booster stations, re-chlorination/sampling stations and Wells that benefit one Development and located external to the Development to be direct developer responsibility.
- 11.3 Watermains external to the Development, which upgrade the size of the main or provides new watermains greater than 300 mm nominal diameter (over sizing), included in the D.C.
- 11.4 Over sizing costs of waterworks within the Development greater than 300mm nominal diameter included in D.C..
- 11.5 Connection to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 11.6 Watermains, district metering chambers, hydrants, booster stations, valves, and rechlorination/sampling stations internal to the Development, to be direct developer responsibility as a local service.

## 12. Sanitary Sewer

- 12.1 Wastewater treatment plants, pumping stations and transmission mains that benefit more than one Development and are external to the Development shall be included in the D.C.
- 12.1 Wastewater treatment plants, pumping stations and transmission mains that benefit one Development and are external to the Development to be direct developer responsibility.
- 12.2 Sanitary sewers external to Development, which upgrades the size of the existing main, or provides a new main greater than 250 mm nominal diameter, included in the D.C.



- 12.3 Connections to trunk sewers to service specific areas, to be direct developer responsibility.
- 12.4 Incremental costs of sanitary sewer works within the Development, which benefits upstream developers, greater than 250 mm nominal diameter and depth of 5 metres of greater included in D.C. .

### **13. Infrastructure Assets Constructed by Developers**

- 13.1 All infrastructure assets designed and constructed by Developers must be in accordance with the Township's Development Manual, as revised.
- 13.2 All infrastructure assets shall be conveyed in accordance with the Township's Development Manual, as revised, and all applicable agreements with the Township.
- 13.3 Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Township shall be in accordance with the Township's Development Manual.

### **14. Studies**

- 14.1 The infrastructure planning studies, master plans, and major Township studies are included in the D.C. Studies that take the recommendations from the Township's studies to further develop details and design for specific developments shall be a direct developer responsibility as a local service.
- 14.2 Where a Developer Initiated Urban Boundary Expansion is approved, master plans and the D.C. Background Study will need to be updated. As a requirement of the development application, updates to these studies shall be direct developer responsibility as a local service, if the master plans/D.C. Background Study were completed within 5 years of the Urban Boundary Expansion application approval.



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Township prepared an A.M.P. in 2025 for its existing assets. Although the A.M.P. included an analysis on growth-related assets, the future annual investment needs are based on the previous D.C. background study. To reflect the updated capital project listing and to meet the requirements of the legislation, the following table (presented in 2025 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2025 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$58.24 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately \$20.70 million. This amount, totaled with the existing operating revenues of approximately \$78.07 million, provides annual revenues of approximately \$98.77 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Township of Centre Wellington  
Asset Management – Future Expenditures and Associated Revenues  
2025\$

<b>Asset Management - Future Expenditures and Associated Revenues</b>	<b>2051 (Total)</b>
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth	
Related Capital <sup>1</sup>	\$5,430,394
Annual Debt Payment on Post Period	
Capital <sup>2</sup>	\$6,745,261
<b>Lifecycle:</b>	
Annual Lifecycle - Municipal-wide Services	
Annual Lifecycle - Area-specific Services	
<b>Sub-Total - Annual Lifecycle</b>	<b>\$30,629,758</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	<b>\$15,433,605</b>
<b>Total Expenditures</b>	<b>\$58,239,018</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$78,074,893
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$20,698,093
<b>Total Revenues</b>	<b>\$98,772,986</b>

<sup>1</sup> Non-Growth Related component of Projects

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR



## Appendix I: Listing of Active Transportation Projects

Table I-1  
Infrastructure Costs Included in the Development Charges Calculation  
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
<b>2025 to 2051</b>													
1	6470 Beatty Line Desire Lines	ECT	Colborne St	2035-2045	425,250	-		425,250	-	425,250	-	-	-
2	6490 First Line Desire Lines	Garafraxa St	First Line	2035-2045	603,750	-		603,750	-	603,750	-	-	-
3	930 Scotland St Desire Lines	Mcqueen Blvd	Fourth Line	2035-2045	619,500	-		619,500	-	619,500	-	-	-
4	968 St David St Desire Lines	St David St N	N/A	2035-2045	367,500	-		367,500	-	367,500	-	-	-
5	McGowan-Stratford-ECT Link	McGowan St	Elora Cataract Trailway	2035-2045	493,500	-		493,500	-	493,500	-	-	-
6	North Belwood Desire Lines	Belwood Settlement Area Boundary	County Road 19	2045-2055	1,370,250	-		1,370,250	-	1,370,250	-	-	-
7	Richardson Farm Desire Lines	NA	NA	2045-2055	462,000	-		462,000	-	462,000	-	-	-
8	Sideroad 18	Beatty Line N	Highway 6	2045-2055	141,400	-		141,400	-	141,400	-	-	-
9	South Elora Desire Lines	First Line/County Road 7	Elora Settlement Area Expanded Boundary	2045-2055	1,454,250	-		1,454,250	-	1,454,250	-	-	-
10	South Fergus Secondary Plan Desire Lines	McQueen Blvd/Tower St S	Scotland St/Fergus Settlement Area Expanded Boundary	2035-2045	2,462,250	-		2,462,250	-	2,462,250	-	-	-
11	South Fergus Secondary Plan Trails	Guelph St	East of Tower St S	2035-2045	504,000	-		504,000	-	504,000	-	-	-
12	Kirvan Park Multi-Use Path	Elliot Ave W	Elliot Ave E	2025-2035	425,250	-		425,250	-	425,250	-	-	-
13	South Fergus Secondary Plan Trails	South Fergus Secondary Plan Trails	South Fergus Secondary Plan Desire Lines	2035-2045	283,500	-		283,500	-	283,500	-	-	-
14	South Fergus Secondary Plan Trails	McQueen Blvd	Fergus Settlement Area Expansion Boundary	2035-2045	1,727,250	-		1,727,250	-	1,727,250	-	-	-
15	6560 Gerrie Rd Trails	Gerrie Rd	Keating Dr	2025-2035	157,780	-		157,780	-	157,780	-	-	-
16	Harrison Park - South River Road Trail	South River Road	Harrison Street	2025-2035	38,640	-		38,640	-	38,640	-	-	-
17	Harrison Park Trail	Harrison St	Trestle Bridge Trail	2025-2035	167,440	-		167,440	-	167,440	-	-	-
18	McFarlane Park - ECT Link	Elora Cataract Trailway	McFarlane Cres	2025-2035	12,880	-		12,880	-	12,880	-	-	-
19	South Fergus Secondary Plan Trails	South Fergus Secondary Plan Trails	South Fergus Secondary Plan Trails	2035-2045	318,780	-		318,780	-	318,780	-	-	-
20	Colborne St	Wilson Cres	Steven Way	2025-2035	31,500	-		31,500	31,500		(0)	(0)	(0)
21	Gartshore St	Operations Centre Trail	Glengarry Cres	2025-2035	63,000	-		63,000	63,000		(0)	(0)	(0)
22	Robinson Rd	Middleton Ave	County Road 19	2035-2045	115,500	-		115,500	115,500		(0)	(0)	(0)
23	Albert St E	St David St S	Thistle St	2035-2045	23,800	-		23,800	23,800		-	-	-
24	Albert St W	Perth St	St David St S	2035-2045	81,200	-		81,200	81,200		(0)	(0)	(0)
25	Aqua St	David St E	Sophia St	2025-2035	33,600	-		33,600	33,600		-	-	-
26	Belsyde Cemetery Road	Union St E	Belsyde Cemetery-Highland Rd Link	2035-2045	50,400	-		50,400	50,400		-	-	-
27	Bricker Ave	Geddes St	Marr Dr	2035-2045	16,800	-		16,800	16,800		-	-	-
28	Burnett Crt	Sideroad 19	S of Sideroad 19	2045-2055	32,200	-		32,200	32,200		(0)	(0)	(0)
29	Carlton Pl	Metcalfe St	Wellington Rd 7	2025-2035	36,400	-		36,400	36,400		-	-	-
30	Cudney St	Harpin Way E	Elliot Ave E	2035-2045	12,600	-		12,600	12,600		-	-	-
31	Elizabeth Cres	Campbell Ave	Woodhill Dr	2025-2035	46,200	-		46,200	46,200		-	-	-
32	Elliot Ave W	Rea Dr	Harpin Way E	2025-2035	47,600	-		47,600	47,600		-	-	-
33	Glengarry Cres	Gartshore St	Fergus Dog Park	2025-2035	51,800	-		51,800	51,800		-	-	-
34	Harpin Way E	Farley Rd	Cudney St	2025-2035	86,800	-		86,800	86,800		-	-	-



Table I-1 (Cont'd)  
Infrastructure Costs Included in the Development Charges Calculation  
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	<b>2025 to 2051</b>										71%	29%	
35	Harpin Way W	Elliot Ave	Farley Rd	2025-2035	35,000	-		35,000	35,000		-	-	-
36	John St	Geddes St	Bricker Ave walkway	2035-2045	18,200	-		18,200	18,200		-	-	-
37	Keating Dr	Walser St	Steven Way	2025-2035	79,800	-		79,800	79,800		(0)	(0)	(0)
38	Marr Dr	Bricker Ave	Irvine St	2035-2045	79,800	-		79,800	79,800		(0)	(0)	(0)
39	McFarlane Cres	McFarlane Park	Middleton Ave	2035-2045	18,200	-		18,200	18,200		-	-	-
40	McGowan St	Spencer Dr	McGowan-Stratford-ECT Link	2025-2035	72,800	-		72,800	72,800		-	-	-
41	McNab St	Victoria St	McNab-Water St Link Trail	2035-2045	106,400	-		106,400	106,400		-	-	-
42	North Queen St	David St	Church St	2025-2035	61,600	-		61,600	61,600		(0)	(0)	(0)
43	Perth St	Union St	Elora St	2035-2045	39,200	-		39,200	39,200		-	-	-
44	Queen St W	West of Tower St	Bridge St	2035-2045	51,800	-		51,800	51,800		-	-	-
45	Rea Dr	Elliot Ave	Farley Rd	2025-2035	77,000	-		77,000	77,000		-	-	-
46	Revell Dr	Elizabeth Cres	Black St	2045-2055	65,800	-		65,800	65,800		-	-	-
47	Runnels Way E	Farley Rd	Colborne St	2035-2045	72,800	-		72,800	72,800		-	-	-
48	Runnels Way W	Colborne St	Farley Rd	2035-2045	61,600	-		61,600	61,600		(0)	(0)	(0)
49	Spencer Dr	Spencer Dr - ECT West Link	Stafford St	2025-2035	92,400	-		92,400	92,400		-	-	-
50	Steven Way	Keating Dr	Colborne St	2025-2035	44,800	-		44,800	44,800		-	-	-
51	Tom St	Garafraxa St E	St Andrew St E	2035-2045	64,400	-		64,400	64,400		(0)	(0)	(0)
52	Wilson Cres	Colborne St	Colborne St	2025-2035	50,400	-		50,400	50,400		-	-	-
53	Confederation Park Trail Extension	Gowrie St S	St David St S	2045-2055	41,860	-		41,860	41,860		-	-	-
54	Confederation Park Trail Extension	Confederation Park	Gowrie St S	2025-2035	119,140	-		119,140	119,140		(0)	(0)	(0)
55	Treatment Plant - Gow Park Trail	Queen St W	Union St W	2025-2035	164,220	-		164,220	164,220		-	-	-
56	Improved Amenities	N/A	N/A	2025-2035	420,000	-		420,000	-		420,000	298,200	121,800
57	Anderson St N	Dianne Cres	St Andrew St E	2045-2055	20,300	-		20,300	-		20,300	14,413	5,887
58	Anderson St S	St Andrew St E	Lamond St	2045-2055	13,400	-		13,400	-		13,400	9,514	3,886
59	Anderson St S	Lamond St	Pierpoint	2025-2035	2,000	-		2,000	-		2,000	1,420	580
60	Bridge St	First Line	Stafford St	2035-2045	8,100	-		8,100	-		8,100	5,751	2,349
61	Bridge St	Stafford St	McNab St	2025-2035	29,200	-		29,200	-		29,200	20,732	8,468
62	Cameron St	St Andrew St E	Garafraxa St E	2025-2035	15,000	-		15,000	-		15,000	10,650	4,350
63	David St W	Wellington Rd 7	Wellington Rd 18	2025-2035	19,100	-		19,100	-		19,100	13,561	5,539
64	Farley Rd	Colborne St	Beatty Line N	2025-2035	58,900	-		58,900	-		58,900	41,819	17,081
65	Gzowski St	Forfar St E	Gordon St	2035-2045	31,700	-		31,700	-		31,700	22,507	9,193
66	Gzowski St	Garafraxa St E	Forfar St E	2025-2035	8,900	-		8,900	-		8,900	6,319	2,581
67	Herrick St	Garafraxa St	St Andrew St	2025-2035	14,600	-		14,600	-		14,600	10,366	4,234
68	Metcalfe St	Mill St	McNab St	2035-2045	13,400	-		13,400	-		13,400	9,514	3,886
69	St Andrew St E	Lamond St	Anderson St S	2025-2035	27,600	-		27,600	-		27,600	19,596	8,004
70	St Andrew St E	Cameron St	Lamond St	2025-2035	24,000	-		24,000	-		24,000	17,040	6,960
71	Victoria Ter	Garafraxa St E	Forfar St E	2025-2035	8,900	-		8,900	-		8,900	6,319	2,581



Table I-1 (Cont'd)  
Infrastructure Costs Included in the Development Charges Calculation  
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2051										71%	29%	
74	Highway 6	Fergus Settlement Area Boundary	Sideroad 18	2025-2035	203,000	-		203,000	-	203,000	-	-	-
75	North Broadway St	County Road 19	Grand River Bridge	2035-2045	497,000	-		497,000	-	497,000	352,870	144,130	
76	South Broadway St	Grand River	Belwood Settlement Area Boundary	2035-2045	385,000	-		385,000	-	385,000	273,350	111,650	
77	St David St S	St Andrew St	Bridge St	2025-2035	112,000	-		112,000	-	112,000	79,520	32,480	
78	Tower St S	Union St	McQueen	2035-2045	630,000	-		630,000	-	630,000	447,300	182,700	
79	Tower St S	McQueen	Second Line	2035-2045	833,000	-		833,000	-	833,000	-	-	
79	Elliot Ave SWM Pond - ECT Link	Elliot Ave W	ECT	2025-2035	70,800	-		70,800	-	70,800	50,268	20,532	
80	Sportsplex Expansion Lands	NA	NA	2045-2055	386,400	-		386,400	-	386,400	274,344	112,056	
81	Waterloo St MUP South Extension	Trestle Bridge Trail	First Line	2025-2035	309,800	-		309,800	-	309,800	219,958	89,842	
82	Wellington County Campus Desire Lines	NA	NA	2045-2055	546,000	-		546,000	-	546,000	387,660	158,340	
83	Former Colborne Link	Corborne St	ECT	2025-2035	362,300	-		362,300	-	362,300	257,233	105,067	
84	Hydro Corridor Trail (south of Side Road 10)	Sideroad 10	Municipal Boundary	2045-2055	1,380,800	-		1,380,800	-	1,380,800	980,368	400,432	
85	Middlebrook Pl	Middlebrook Rd	Grand River Bridge	2045-2055	77,300	-		77,300	-	77,300	54,883	22,417	
86	Weisenberg Rd	Middlebrook Bridge	Township Boundary	2045-2055	1,001,420	-		1,001,420	-	1,001,420	711,008	290,412	
89	Intersection of Church St and Metcalfe St	NA	NA	2025-2035	140,000	-		140,000	-	140,000	99,400	40,600	
91	Intersection of Gartshore St and Glengarry C	NA	NA	2025-2035	140,000	-		140,000	-	140,000	99,400	40,600	
92	Intersection of Irvine St and David St	NA	NA	2025-2035	140,000	-		140,000	-	140,000	99,400	40,600	
93	Intersection of McQueen Blvd and Hwy 6	NA	NA	2025-2035	280,000	-		280,000	-	280,000	198,800	81,200	
94	Intersection of South Fergus Trail and Hwy 6	NA	NA	2035-2045	700,000	-		700,000	-	700,000	497,000	203,000	
95	Intersection of St. George St W and Beatty Ln	NA	NA	2025-2035	630,000	-		630,000	-	630,000	447,300	182,700	
96	Beatty Line N	Colborne St	Farley Rd	2025-2035	1,485,750	-		1,485,750	-	1,485,750	1,054,883	430,868	
97	Belsyde Ave E	St David St S	Scotland St	2025-2035	441,000	-		441,000	-	441,000	313,110	127,890	
98	Belsyde Ave W	Tower St S	St David St S	2025-2035	141,750	-		141,750	-	141,750	100,643	41,108	
99	Colborne St	Gerrie Rd	Township Rd 20	2025-2035	603,750	-		603,750	-	603,750	428,663	175,088	
100	Dickson Dr	Gartshore St	W of First Line	2045-2055	351,750	-		351,750	-	351,750	249,743	102,008	
101	Elliot Ave E	Farley Rd	Beatty Ln	2025-2035	362,250	-		362,250	-	362,250	257,198	105,053	
102	Frederick Campbell St	Corborne St	ECT	2035-2045	105,000	-		105,000	-	105,000	74,550	30,450	
103	Guelph St	McQueen Blvd Extension	Second Line	2035-2045	119,000	-		119,000	-	119,000	-	-	
104	Guelph St	Elora St	McQueen Blvd Extension	2025-2035	105,000	-		105,000	-	105,000	-	-	
105	Irvine St	Irvine Creek Bridge	Bricker Ave	2025-2035	577,500	-		577,500	-	577,500	-	-	
106	Jones Baseline	2 Line	Built boundary (expanded)	2035-2045	530,250	-		530,250	-	530,250	-	-	
107	Lamond St	St Andrew St	Anderson St	2025-2035	441,000	-		441,000	-	441,000	313,110	127,890	
108	McNab St	McNab-Water St Link Trail	Bridge St	2035-2045	63,000	-		63,000	-	63,000	44,730	18,270	
109	McQueen Blvd	McTavish Street	Scotland St	2025-2035	477,750	-		477,750	-	477,750	-	-	
110	McQueen Blvd Extension	Guelph St	McTavish Street	2025-2035	477,750	-		477,750	-	477,750	-	-	



Table I-1 (Cont'd)  
Infrastructure Costs Included in the Development Charges Calculation  
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	<b>2025 to 2051</b>										<b>71%</b>	<b>29%</b>	
111	Millage Lane	Beatty Ln	Black St	2025-2035	115,500	-		115,500	-		115,500	82,005	33,495
112	Scotland St	McQueen Blvd	Second Line	2035-2045	525,000	-		525,000	-	525,000	-	-	-
113	Scotland St	St Andrew St	McQueen Blvd	2025-2035	766,500	-		766,500	-		766,500	544,215	222,285
114	Second Line	East of Highway 6	Scotland St	2035-2045	446,250	-		446,250	-	446,250	-	-	-
115	St David St N	Sideroad 18	Sideroad 19	2025-2035	210,000	-		210,000	-	210,000	-	-	-
116	St David St N	Black St	Sideroad 19	2025-2035	357,000	-		357,000	-		357,000	253,470	103,530
116	Union St E	Thistle St	River St	2025-2035	57,750	-		57,750	-		57,750	41,003	16,748
117	Walser St Extension	Keating Dr	Gerrie Rd	2025-2035	304,500	-		304,500	-		304,500	216,195	88,305
118	Wellington County Road 19	400 m West of North Broadway St	400 m East of North Broadway St	2025-2035	383,250	-		383,250	-		383,250	272,108	111,143
119	Wellington Rd 7	First Line	South Elora Urban Boundary Expansion	2035-2045	525,000	-		525,000	-	525,000	-	-	-
120	Wellington Rd 7	First Line	Ross St	2035-2045	745,500	-		745,500	-		745,500	529,305	216,195
121	Wellington Rd 7	Wellington Rd 18	Ross St	2025-2035	981,750	-		981,750	-		981,750	697,043	284,708
122	Woodhill Dr	Elizabeth Cres	Hwy 6	2025-2035	105,000	-		105,000	-		105,000	74,550	30,450
123	Woolwich St E	James St	Irvine St	2045-2055	294,000	-		294,000	-	294,000	-	-	-
124	York St W	Wellington Rd 7	Waterloo St	2035-2045	42,000	-		42,000	-		42,000	29,820	12,180
125	Allan St - Queen St Trail	Queen St E	Allan St	2025-2035	94,500	-		94,500	-		94,500	67,095	27,405
126	Belsyde Cemetery-Highland Rd Link	Thistle St	Highland Rd	2025-2035	36,750	-		36,750	-		36,750	26,093	10,658
127	Conservation Trail-ECT Connector	Conservation Trail	ECT	2025-2035	105,000	-		105,000	-		105,000	74,550	30,450
128	Garafraxa-ECT Connector	Garafraxa St	ECT	2035-2045	283,500	-		283,500	-		283,500	201,285	82,215
129	Garafraxa-St George Connector (Maranatha)	Wellington Rd 19	St George St E	2035-2045	178,500	-		178,500	-		178,500	126,735	51,765
130	Guelph St Link Trail	Union St W	Elora St	2025-2035	78,750	-		78,750	-		78,750	55,913	22,838
131	Harper Crescent Park Trail	Operations Centre Trail	Gordon St	2025-2035	157,500	-		157,500	-		157,500	111,825	45,675
132	Hill St-Beatty Line Rail Trail	Beatty Line N	Hill St W	2035-2045	693,000	-		693,000	-		693,000	492,030	200,970
133	Maiden Ln - St David St Path	Maiden Ln	West of Tower St	2035-2045	147,000	-		147,000	-		147,000	104,370	42,630
134	McNab-Water St Link Trail	Water St	McNab St	2025-2035	52,500	-		52,500	-		52,500	37,275	15,225
135	The Elora Cataract Trailway	Kerland St	Gerrie Rd	2025-2035	451,500	-		451,500	-		451,500	320,565	130,935
136	Trestle Bridge Trail	Waterloo St	Beatty Line N	2025-2035	1,900,500	-		1,900,500	-		1,900,500	1,349,355	551,145
137	Waterloo St - Water St Link	Nichol St W	Water St	2025-2035	110,250	-		110,250	-		110,250	78,278	31,973
138	WR 18 - Woolwich St E Link	Geddes St	Woolwich St E	2045-2055	31,500	-		31,500	-		31,500	22,365	9,135
139	Ann St	Avruskin St	Wellington Road 18	2045-2055	30,800	-		30,800	-		30,800	21,868	8,932
140	Barker St	St George St E	St Andrew St E	2035-2045	40,600	-		40,600	-		40,600	28,826	11,774
141	Beatty Line S	Frederick Campbell St	St Andrew St W	2035-2045	11,200	-		11,200	-		11,200	7,952	3,248
142	Black St	Campbell Ave	St David St N	2025-2035	193,200	-		193,200	-		193,200	137,172	56,028
143	Blair St	Johnston St S	St Andrew St W	2035-2045	54,600	-		54,600	-		54,600	38,766	15,834
144	Bon Accord St	St Arnaud St	E of Angelica St	2025-2035	130,200	-		130,200	-		130,200	92,442	37,758
145	Breadalbane St	St Andrew St W	Hill St W	2035-2045	46,200	-		46,200	-		46,200	32,802	13,398
146	Church Sq	Church St E	Church St E	2025-2035	16,800	-		16,800	-		16,800	11,928	4,872
147	Church St E	Metcalfe St	Gerrie Rd	2025-2035	103,600	-		103,600	-		103,600	73,556	30,044



Table I-1 (Cont'd)  
Infrastructure Costs Included in the Development Charges Calculation  
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2025 to 2051											71%	29%	
148	Church St W	Price St	Metcalfe St	2025-2035	18,200	-		18,200	-		18,200	12,922	5,278
149	Colquhoun St	Beatty Line	Johnston St S	2035-2045	36,400	-		36,400	-		36,400	25,844	10,556
150	David St E	Wellington Rd 18	Irvine St	2025-2035	112,000	-		112,000	-		112,000	79,520	32,480
151	Elora St	Beatty Line N	Township Rd 20	2035-2045	88,200	-		88,200	-		88,200	62,622	25,578
152	Forfar St E	St David St N	Gartshore St	2025-2035	142,800	-		142,800	-		142,800	101,388	41,412
153	Gowrie St N	St George St E	Hill St	2025-2035	14,000	-		14,000	-		14,000	9,940	4,060
154	Hill St E	Gowrie St	Cameron St	2025-2035	25,200	-		25,200	-		25,200	17,892	7,308
155	Irvine St	Bricker Ave	Church St	2025-2035	186,200	-		186,200	-		186,200	132,202	53,998
156	James St	Henderson St	Price St	2025-2035	8,400	-		8,400	-		8,400	5,964	2,436
157	Johnston St S	Colquhoun St	Blair St	2035-2045	14,000	-		14,000	-		14,000	9,940	4,060
158	Mary St	Church St	Mill St	2025-2035	47,600	-		47,600	-		47,600	33,796	13,804
159	McNab St	County Road 7	Victoria St	2035-2045	26,600	-		26,600	-		26,600	18,886	7,714
160	McTavish St	Highland Rd	McQueen Blvd	2025-2035	110,600	-		110,600	-		110,600	78,526	32,074
161	Middleton Ave	Gartshore St	Robinson Rd	2025-2035	30,800	-		30,800	-		30,800	21,868	8,932
162	Omar St	West of Can Robert St	St. Arnaud St	2025-2035	47,600	-		47,600	-		47,600	33,796	13,804
163	Price St	James St	Church St	2025-2035	9,800	-		9,800	-		9,800	6,958	2,842
164	Queen St E	St. David St	River St	2025-2035	92,400	-		92,400	-		92,400	65,604	26,796
165	River St	Queen St E	Union St E-Queen St Link Trail	2025-2035	12,600	-		12,600	-		12,600	8,946	3,654
166	Sideroad 19	Beatty Line N	St. David St N	2035-2045	141,400	-		141,400	-		141,400	100,394	41,006
167	Smith St	David St	Victoria Cres	2025-2035	11,200	-		11,200	-		11,200	7,952	3,248
168	South St	County Rd 7	David St W	2045-2055	98,000	-		98,000	-		98,000	69,580	28,420
169	St Andrew St E	St. David St	Cameron St	2025-2035	47,600	-		47,600	-		47,600	33,796	13,804
170	St George St E	St David St N	Anderson St N	2025-2035	298,200	-		298,200	-		298,200	211,722	86,478
171	St George St W	Beatty Line N	St David St N	2025-2035	152,600	-		152,600	-		152,600	108,346	44,254
172	Strathallan St	St David St N	Gzowski St	2025-2035	93,800	-		93,800	-		93,800	66,598	27,202
173	Thistle St	Union St E	End	2025-2035	26,600	-		26,600	-		26,600	18,886	7,714
174	Victoria Cres	James St	Smith St	2025-2035	47,600	-		47,600	-		47,600	33,796	13,804
175	Victoria St	Woolwich St W	William St	2045-2055	42,000	-		42,000	-		42,000	29,820	12,180
176	Victoria Ter	Garafraxa St E	Strathallan St	2025-2035	119,000	-		119,000	-		119,000	84,490	34,510
177	Walser St	Irvine St	Keating Dr	2035-2045	63,000	-		63,000	-	63,000	-	-	-
178	Anderson St N	Dickson Dr	Dianne Cres	2045-2055	25,760	-		25,760	-		25,760	18,290	7,470
179	First Line	ECT	Dickson Dr	2045-2055	128,800	-		128,800	-	128,800	-	-	-
180	Jones Baseline	Built boundary (expanded)	Wellington Road 22	2045-2055	842,030	-		842,030	-		842,030	597,841	244,189
181	Middlebrook Rd	Municipal boundary	County Road 7	2045-2055	1,112,510	-		1,112,510	-		1,112,510	789,882	322,628
182	Second Line E	Sideroad 4	Sideroad 10	2045-2055	528,080	-		528,080	-		528,080	374,937	153,143
183	Sideroad 10	Weisenburg Rd	Second Line E	2045-2055	803,390	-		803,390	-		803,390	570,407	232,983
184	Sideroad 4	Wellington County Rd 21	Second Line E	2035-2045	386,400	-		386,400	-		386,400	274,344	112,056
185	Union St W	Treatment Plant	Bridge St	2025-2035	146,510	-		146,510	-		146,510	104,022	42,488
186	Pedestrian Bridge Crossing Grand River at Craighead Cottage	Johnston St S	Union St W	2025-2035	2,800,000	-		2,800,000	-		2,800,000	1,988,000	812,000



Table I-1 (Cont'd)  
Infrastructure Costs Included in the Development Charges Calculation  
Active Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Start	End	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
<b>2025 to 2051</b>													
187	Pedestrian Bridge Crossing Grand River at Middlebrook	Middlebrook Place	Weisenberg Rd	2045-2055	2,800,000	-		2,800,000	-	2,800,000	-	-	-
188	Gordon St	St David St N	Gartshore St	2035-2045	304,920	-		304,920	-		304,920	216,493	88,427
189	Drimmie Park - 6560 Gerrie Rd Link	Keating Dr	Thomas Blvd	2025-2035	93,380	-		93,380	-		93,380	66,300	27,080
190	Fergus Dog Park MUP	Glengarry Cres	Dog Park - Dickson Dr Trail	2025-2035	74,060	-		74,060	-		74,060	52,583	21,477
191	Hill St-Beatty Line Rail Trail - Black St Link	Hill St-Beatty Line Rail Trail	Black St	2025-2035	16,100	-		16,100	-		16,100	11,431	4,669
192	Operations Centre Trails	Gartshore St	Gartshore St	2025-2035	273,700	-		273,700	-		273,700	194,327	79,373
193	Spencer Dr - Trestle Bridge Trail West Link	Trestle Bridge Trail	Spencer Dr	2025-2035	16,100	-		16,100	-		16,100	11,431	4,669
194	Geddes St	Metcalfe St	David St W	2025-2035	20,300	-		20,300	-		20,300	14,413	5,887
195	Metcalfe St	David St	Mill St	2025-2035	20,300	-		20,300	-		20,300	14,413	5,887
196	St Andrew St W	Breadalbane St	St David St N	2025-2035	39,200	-		39,200	-		39,200	27,832	11,368
197	Wayfinding and Signage Improvements	N/A	N/A	2025-2035	70,000	-		70,000	-		70,000	49,700	20,300
	<b>Total</b>				<b>53,995,100</b>	-	-	<b>53,995,100</b>	<b>2,146,620</b>	<b>20,350,470</b>	<b>31,498,010</b>	<b>22,363,587</b>	<b>9,134,423</b>



"township" means the area within the geographic limits of the Township of Centre Wellington; and

"Zoning By-Law" means the Zoning By-Law of the Township of Centre Wellington or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

## **2. DESIGNATION OF SERVICES/CLASS OF SERVICES**

2.1 The categories of services and classes of services for which development charges are imposed under this By-law are as follows:

- (a) Services Related to a Highway;
- (b) Public Works;
- (c) Fire Protection Services;
- (d) Parks and Recreation Services;
- (e) Growth Studies;
- (f) Land – 10 Year Forecast;
- (g) Land – 2051 Forecast;
- (h) Land – Urban 2051 Forecast;
- (i) Wastewater Services; and
- (i) Water Services.

2.2 The components of the services designated in section 2.1 are described in Schedule A.

## **3. APPLICATION OF BY-LAW RULES**

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 3.2; and



- Land Acquisition:
  - 10 Year Forecast
  - 2051 Forecast
  - Urban 2051 Forecast



**Schedule B**  
**By-law 2026-XX**  
**Schedule of Development Charges**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	6,952	5,672	4,703	3,430	2,618	3.10
Public Works (Facilities and Fleet)	3,265	2,664	2,209	1,611	1,230	1.46
Fire Protection Services	987	805	668	487	372	0.44
Parks and Recreation Services	16,552	13,503	11,197	8,166	6,233	0.95
Growth Studies	977	797	661	482	368	0.46
Land - 2051 Forecast	383	312	259	189	144	0.17
Land - 10 Year Forecast	777	634	526	383	293	0.04
<b>Total Municipal Wide Services/Class of Services</b>	<b>29,893</b>	<b>24,387</b>	<b>20,223</b>	<b>14,748</b>	<b>11,258</b>	<b>6.62</b>
<b>Urban Services</b>						
Wastewater Treatment	7,784	6,350	5,266	3,840	2,931	3.47
Wastewater Sewers	1,309	1,068	886	646	493	0.59
Water Treatment plants and storage	3,398	2,772	2,299	1,676	1,280	1.52
Water Distribution	4,718	3,849	3,192	2,328	1,777	2.11
Land - Urban 2051 Forecast	439	358	297	217	165	0.20
<b>Total Urban Services</b>	<b>17,648</b>	<b>14,397</b>	<b>11,940</b>	<b>8,707</b>	<b>6,646</b>	<b>7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>29,893</b>	<b>24,387</b>	<b>20,223</b>	<b>14,748</b>	<b>11,258</b>	<b>6.62</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>47,541</b>	<b>38,784</b>	<b>32,163</b>	<b>23,455</b>	<b>17,904</b>	<b>14.51</b>